BOOK 4671 PAGE 699

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$19,950.00 James B. Washburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 19 73

Patsy A. Rath
Notary Public Patsy A. Rath

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 625 Main Street, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Washburn, Jr. (NAME)	Thomas and Hill, Inc. (NAME)	5D 54012
5213 Tusculum Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	162-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	128

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gardner Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Washburn, Jr. et ux Lois S. Washburn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 85 on the Plan of Fair Oaks Subdivision, Section II, as of record in Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 85 fronts 80 feet on the westerly margin of Tusculum Court and extends back on the southerly margin 110 feet ~~and 140.70~~ feet on the northerly margin to a dead line in the rear which measures 85.70 feet thereon.

BEING the same property conveyed to Gardner Construction Company by deed from Jones Enterprises, Inc., as of record in Book 4561, Page 895, aforesaid Register's Office.

THIS conveyance is subject to restrictions as of record in Book 4556, Page 718, aforesaid Register's Office.

unimproved ( )
This is improved (X) property, known as 5213 Tusculum Court, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of January, 1973

GARDNER CONSTRUCTION COMPANY: Robert Ray Gardner
ROBERT RAY GARDNER, PRESIDENT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, BOOK 4671 PAGE 700

said County and State, the within named _____, a Notary Public in and for

the bargainor, with whom I am personally acquainted, and who acknowledged that

executed the within instrument for the purposes therein contained. Witness my hand and official seal at

_____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Ray Gardner and xxx, with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and xxx respectively of the Gardner Construction Company the within named bargainor, a corporation, and that (he) (they) as such President and xxx, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert Ray Gardner as such President, and attesting the same by the said xxx as such xxx.

Witness my hand and official seal at office at Nashville on this the 10th day of January, 19 73.

My commission expires 5/10/75

Patsy A. Rath
Notary Public

Patsy A. Rath

WARRANTY DEED

FROM GARDNER CONSTRUCTION COMPANY, A TENNESSEE CORPORATION

TO JAMES B. WASHBURN, JR., ET UX LOIS S. WASHBURN.

390941

IDENTIF. REFERENCE

JAN 12 11 53 AM '73

REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 2

JAN 12 CONV 19,950.00
JAN 12 S'TAX A* 51.74
JAN 12 PR'FEE A* .50
JAN 12 W'DEED A* 4.00 * 56.24