BOOK 4674 PAGE 469

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,794.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 1973

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID VINCENT (NAME) 1031 STAHLMAN BUILDING, NASHVILLE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis L. Gardner, et ux (NAME)	Noel-Palmer Mortgage Co., Inc. (NAME)	Map 59-9
3238 Kings Lane (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	Par. 113
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	M.O.

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, Alonza Etta, III and wife, Johnetta D. Etta

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis L. Gardner and wife, Reta F. Gardner

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. 165 on the Plan of Haynes Estates, Section III, of record in Book 4175, page 80, Register's Office for said County.
Said Lot No. 165 fronts 98.84 feet on the northerly side of Kings Lane and runs back between lines, 206.74 feet on the easterly side and 240 feet on the westerly side, to a line at the rear on which it measures 26.49 feet.

Being the same property conveyed to Alonza Etta, III and wife, Johnetta D. Etta, by deed from W. L. Bainbridge Company, as of record in Book 4430, page 265, said Register's Office.

As part of the consideration for this conveyance, the grantees assume and agree to pay a note payable to the order of Noel-Palmer Mortgage Company, Inc., dated July 2, 1970, in the original principal sum of $16,300.00 (now in the approximate balance of $15,994.88) with interest at 8 1/2 per cent per annum, payable at the rate of $125.35 per month, beginning August 1, 1970, and secured by a deed of trust of record in Book 4356, page 971, said Register's Office.

unimproved ( ) This is improved (X) property, known as 3238 (House Number) Kings Lane (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip) 37215

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 our hands this 23rd day of January, 1973

Alonza Etta, III

Johnetta D. Etta

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Alonza Etta, III and wife, Johnetta D. Etta

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January 19 73

Commission expires 8-12-74

A. C. Wallace
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
ALONZA ETTA, III, et ux

TO
CURTIS L. GARDNER, et ux

B 9 2 2 9 7

IDENTIF. REFERENCE

JAN 24 12 30 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN24 73	CONV	16,794.88			
JAN24 73	S'TAX		A*	43.68	
JAN24 73	PR'FEE		A*	.50	
JAN24 73	W'DEED		A*	4.00	* 48.18