BOOK 4797 PAGE 148 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,919.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 1974

Notary Public

MY COMMISSION EXPIRES: January 5, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles A. Leach, Atty.,1406 Nashville Trust Bldg.,Nashville TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William K. Gardner (NAME)	The Lomas & Nettleton Company (NAME)	Map 134-15
3277 Ezell Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1026 (STREET ADDRESS)	Par. 12
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23458 (CITY) (STATE) (ZIP)	

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~~ I, Patricia Ashby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William K. Gardner and wife, Patty Gail 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:

LAND in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, October 24, 1955, as follows:

BEGINNING at an iron pin on the westerly margin of Ezell Road in the northerly line of the property conveyed to Lillian C. Wiseman by deed from Bessie E. Crubbs et al, of record in Book 1643, page 351, Register's Office for said County; thence with Wiseman's northerly line and the northerly line of the property conveyed to Virgil L. Hiter and wife, by deed from W. C. Nelson and wife, of record in Book 664, page 135, said Register's Office, and along a fence line south 74° west 170 feet to an iron pin; thence north 5° east 124 feet; thence eastwardly 158.8 feet, more or less, to the westerly margin of said Ezell Road; thence with same south 5° west 60 feet to the beginning.

BEING the same property conveyed to Patricia Ashby by deed from John L. Woodall of record in Book 4780, page 158, Register's Office for said County.

Grantees agree to assume and to pay the balance of the mortgage indebtedness on the premises dated November 22, 1971 to Ernest W. Turnbull, Trustee, for The Lomas and Nettleton Company of record in Book 4555, page 604, Register's Office for Davidson County, Tennessee in the original principal amount of $14,200.00

unimproved ( )
This is improved (X) property, known as 3277 Ezell Road (House Number) (Street) Nashville, TN 37211 (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 15 day of March, 19 74

Patricia Ashby

PATRICIA ASHBY

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Unsigned, a Notary Public in and for said County and State, the within named Patricia Ashby

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13 day of March 19 74

Commission expires Jan 9, 1978

John C. Woodall
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
PATRICIA ASHBY

TO
WILLIAM K. GARDNER and wife,
PATTY GAIL GARDNER

C 46039

IDENTIF. REFERENCE

MAR 19 9 29 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Mail: Quin Woodall
1001 Glenrose Blvd
Nashville, Tenn.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 19	CONV	16,919.18			
MAR 19	STAX		A*	43.94	
MAR 19	PRFEE		A*	.50	
MAR 19	WDEED		A*	4.00	* 48.44