THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT

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WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
81-7-501	Mr/Mrs Michael R. Gardner 3216 Bray Drive Nashville, Tenn. 37218	Michael R. Gardner 3216 Bray Drive Nashville, Tennessee 37218
FIELD BOOK NUMBER(S) 2W-11570	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1905½ 9th Ave. North	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

GERALD R. NEELY, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL R. GARDNER and wife, IDA L. D. GARDNER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 32 feet of Lot No. 29 and the southerly 9 feet of Lot No. 30 in the Subdivision of Lot No. 2 of the Thomas Woodard Property, a plan of which is of record in Book 2, page 104, Davidson County Chancery Court at Nashville.

Said northerly 32 feet of Lot No. 29 and the southerly 9 feet of Lot No. 30 front together 41 feet on the westerly side of Ninth Avenue, North formerly Buena Vista Street, and run back 175 feet more or less to to an alley, fronting 41½ feet on the east side of said alley.

Being the same property conveyed to Gerald R. Neely, by deed from May Cantrell, a widow, as of record in Book 2301, page 317.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1974 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of April, 1974

Gerald R. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gerald R. Neely, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 12th day of April, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Michael R. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF April 19 74

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GERALD R. NEELY

TO

MICHAEL R. GARDNER AND WIFE

C 5 0 4 9 5

IDENTIF. REFERENCE

APR 18 11 04 AM '74

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor - 3rd Natl. Bk. Bldg.
Nashville, Tennessee

APR 18 74 CONV *8,000.00

STATE OF TENNESSEE APR 18 74 S'TAX A* 20.80
COUNTY OF DAVIDSON APR 18 74 PB'FEE A* .50
APR 18 74 W'DEED 1.00
25.30

Before me, _____, a Notary Public and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____

Notary Public