BOOK 4823 PAGE 221

Prepared by: King & Ballow, p.c.
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. K. Gardner (NAME)	Home Federal Savings & Loan Assn. (NAME)	12D11300
154 Bart Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	61-6-69
Antioch, TN 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $21,600.00 to Home Federal Savings & Loan Association of Nashville, Tennessee, secured by a deed of trust to Charles Nelson, Jr., Trustee, of record in Book 4664, Page 223, said Register's Office,

We, Clyde Biggs, Jr. and wife, Phyllis Biggs,

have this day bargained and sold, and do hereby transfer and convey unto the said

W. K. Gardner and wife, Pattygale Gardner, their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

LAND in Davidson County, Tennessee, being Lot No. 197 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for said County.
SAID Lot adjoins and fronts 100 feet on the Easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.
INCLUDED in the above but excluded in this conveyance is the 5 feet along the South side previously conveyed by William Glenn and wife, Eleanor Glenn.
BEING the same property conveyed to Clyde Biggs, Jr. and wife, Phyllis Biggs, by deed from Frank E. Ratner and wife, Elizabeth Ratner, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

NOTE:
Grantors have also conveyed to the Grantees herewith all of Grantors' right, title and interest in Grantors' escrow fund at Home Federal Savings & Loan Association of Nashville, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 10th day of June 19 74

My commission expires ~~----~~

(Affix Seal)

Affiant

Notary Public ~~----~~ Dep Register

This is ~~unimproved~~ improved (X) property, known as 4015 Hutson Avenue, Nashville, TN 37216
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

W. K. Gardner and wife, Pattygale Gardner, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 8 *day of* June, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde Biggs Jr
Phyllis Biggs

BOOK 1823 PAGE 222

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, Clyde Biggs, Jr. and wife, Phyllis Biggs,

the within named 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 8 day of June, 19 74

Notary Public

Commission expires 4-26-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JUN 10 74 CONV 26,000.00
JUN 10 74 S'TAX A* 67.60
JUN 10 74 PR'FEE A* .50
JUN 10 74 W'DEED A* 4.00 * 72.10

WARRANTY DEED

FROM
CLYDE BIGGS, JR., ET UX,
TO
W. K. GARDNER, ET UX,

C 5 7 9 1 1

IDENTIF. REFERENCE

JUN 10 9 09 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238