This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

BOOK 4834 PAGE 225

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan J. Gardner, et ux	Dobson & Johnson, Inc.	
(NAME)	(NAME)	
6313 Park Lane	311 Plus Park Boulevard	129-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37217	17 Fd
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---$10---

=====Ten and no/100===== Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of balance due on a note secured by deed of trust of record in Book 3968, page 132, Register's Office Davidson County, Tennessee, to secure Phoenix Mutual Life Insurance Company, a Connecticut corporation, in the original amount of $19,500.00 payable as therein specified, Davis W. Adkisson, Trustee.

We, Frank Ghertner and wife Barbara Ghertner

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

Alan J. Gardner and wife Harriet R. Gardner

their ~~xxxxx~~ (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, State of Tennessee, being Lot No. 127 on the plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County, as follows:

Said Lot No. 127 fronts 88 feet on the southerly side of Park Lane and runs back 203.2 feet on the easterly line and 263.09 feet on the westerly line, which is a broken line, to a dead line measuring 78.69 feet thereon.

Being the same property conveyed to Frank Ghertner and wife Barbara Ghertner by deed from Bruce Batson and wife, Cathrin Batson, of record in Book 3968, page 128, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,500.00

Subscribed and sworn to before me, this the 15th day of July 19 74

Affiant

My commission expires: 1/22/75 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6313 Park Lane, Nashville, Tennessee 37205 (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

Alan J. Gardner and wife Harriet R. Gardner

their ~~xxxxx~~ (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 deed of trust and 1974 taxes which have prorated and assumed by Grantees.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Alan J. Gardner and wife Harriet R. Gardner

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

Witness our hands this 15th day of July, 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.

Frank Ghertner

Barbara Ghertner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Ghertner and wife Barbara Ghertner 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 15th day of ~~June~~ July, 1974.

Notary Public

Commission expires 1/22/75

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.....

WARRANTY DEED

FROM
FRANK GHERTNER, ET UX
TO
ALAN J. GARDNER, ET UX

JUL 15 74 CONV 43,500.00
JUL 15 74 S TAX A* 113.10
JUL 15 74 PR FEE A* .50
JUL 15 74 W DEED A* 4.00 * 117.60

C 62969

IDENTIF. REFERENCE

JUL 15 1 31 PM '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