WARRANTY DEED

BOOK 4894 PAGE 235

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. K. Gardner	Advance Mortgage Corp.	Map 105-11
(NAME)	(NAME)	
154 Bart Dr.	P. O. Box 146	Par 112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Detroit, Michigan 48232	6DA-21475
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3688, page 317, Register's Office for said County.

We, Joseph C. Jackson and wife, Jane Cameron Jackson

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

W. K. Gardner and wife, Pattygale Gardner

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

Being the southerly 50 feet of the easterly one-half of Lot No. 14 on the Plan of Horton Property, as of record in Plan Book 1, page 44, Chancery Court at Nashville, described according to a survey made by Blanchard & Parrish, Engineers, March 29, 1939, as follows:

Beginning at an iron pin 309 feet from the north margin of Wedgewood Avenue and Martin Street, running thence easterly 155.5 feet to an iron pin; thence northerly 50 feet to an iron pin; thence westerly 155.5 feet to another pin in the easterly margin of Martin Street; thence southerly with the easterly margin of Martin Street 50 feet to an iron pin, the point of beginning.

Being the same property conveyed to Joseph C. Jackson by deed from Mary Bell Jackson, a widow, of record in Book 4701, page 209, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Lois Winn of record in Book 4866, page 222, Register's Office for said County.

Jane Cameron Jackson and Jane C. Jackson are one and the same person.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,175.11

Affiant

Subscribed and sworn to before me, this the 3rd day of Mar 19 75

Notary Public

My commission expires: 12-3-'78 (Affix Seal)

This is ~~unimproved~~ (X) property, known as 1806 Martin St. (House Number) (Street) Nashville, Tenn. 37203 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 noted above.

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

W. K. Gardner and wife, Pattygale Gardner, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 5th day of ~~February~~ March 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Witnesses: Phyllis J. Newberry

Joseph C. Jackson

Jane C. Jackson

This Instrument Was Prepared By

Phillip Saindon (gj)

Of The Law Firm Pedigo & Saindon

FLORIDA

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STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ ORANGE }

Personally appeared before me, Phyllis Holsey, *a Notary Public in and for said County and State,*

Joseph C. Jackson and wife, Jane Cameron Jackson

the within named bargainor, S., 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~~, Maitland, Florida ~~Tennessee~~ *this* 5th *day of* March, *19*75.

Phyllis Holsey
Notary Public

PHYLLIS H. OLSEY NOTARY PUBLIC STATE AT LARGE FLORIDA

Commission expires Notary Public, State of Florida at Large
My Commission Expires Nov. 19, 1976
Bonded by American Fire & Casualty Co.

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 .....

MAR-7[15] CONV *14,175.11
MAR-7[15] S'TAX A* 36.92
MAR-7[15] PR'FEE A* .50
MAR-7[15] W'DEED A* 4.00 * 41.42

WARRANTY DEED

FROM
JOSEPH C. JACKSON, ET UX
TO
W. K. GARDNER, ET UX

OAKES AND SMITH REALTY CO., INC.

C89828

IDENTIF. REFERENCE

MAR 7 8 25 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Comments of

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

PEDIGO & SAINDON