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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Nina C Sivek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 75.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. R. Sivek (NAME)	Same (NAME)	7D 32445
126 Brookfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 130 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 89

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, JAMES DOUGLAS GARDNER and wife, RACHEL H. GARDNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO S. R. SIVEK and wife, NINA C. SIVEK

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 Davidson County, Tennessee, being Lot No. 12 of Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Brookfield Avenue, at the corner of Lots Nos. 11 and 12; thence with the line between said two lots northwardly 200 feet to the corner of Lots Nos. 11, 12, 13 and 14; thence with the line between Lots Nos. 12 and 13, eastwardly 101 feet to the westerly margin of Cross Hill Road; thence with said Road, southwardly 180 feet to the beginning of a curve; thence around said curve in a southwesterly direction 31.42 feet to the northerly margin of Brookfield Avenue; thence with said Avenue, westwardly 81 feet to the beginning.

BEING the same property conveyed to James Douglas Gardner and wife, Rachel H. Gardner by deed from George A. Patton and wife, Nanalou Patton of record in Book 1727, page 457, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 126 Brookfield Avenue, Nashville, Tennessee
(House Number) (Street) (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 our hands this 28th day of May, 19 75.

James Douglas Gardner

Rachel H. Gardner

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Douglas Gardner and wife, Rachel H. Gardner

the 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, Tennessee, this 28th day of May 19 75

Commission expires 11-30-76

Notary Public

PERCY WILKINS JR. 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

MS

WARRANTY DEED

FROM
JAMES DOUGLAS GARDNER ET UX

TO
S. R. SIVEK ET UX

D 00005

IDENTIF. REFERENCE

MAY 28 2 14 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY28 75	CONV	42,500.00			
MAY28 75	S'TAX		A*	110.50	
MAY28 75	PR'FEE		A*	.50	
MAY28 75	W'DEED		A*	4.00	* 115.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Brkd