#3

BOOK 4979 PAGE 220

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2800.00

Geo. H. Cate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF December 1975

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Geo. H. Cate, Atty., 510 Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor Dozier Gardner (NAME)	Same (NAME)	82-13
2707 Meharry Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	175
Nashville, Tn. 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Kossie Gardner, Jr., and wife, Tena Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eleanor Dozier Gardner

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:

Being the northerly half of lot 112 on the Map of David T. McGavock's Plan of lots, as of record in Book 10, Pages 606 and 607, Register's Office for said County.

Said part of lot 112 fronts 47 1/2 feet on the easterly side of 7th Avenue, North and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Kossie Gardner, Jr., by deed from Robbie M. Finley, bearing date December 12th, 1975 of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1218 Seventh Avenue, North (House Number) (Street) Nashville, Tn. 37208 (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 hand s this 12th day of December, 19 75

Kossie Gardner Jr.

Tena Gardner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Geo. H. Cate, a Notary Public in and for said County and State, the within named Kossie Gardner, Jr., and Tena 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 12th day of December 19 75

Commission expires My Commission Expires July 19, 1978

Geo. H. Cate
Notary Public

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

WARRANTY DEED

FROM
Kossie Gardner, Jr., et ux

TO
Eleanor Dozier Gardner

D 28123

FOR STATE REFERENCE

DEC 12 3 13 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 12 75	CONV	*2,800.00			
DEC 12 75	S'TAX		B*	7.28	
DEC 12 75	PR'FEE		B*	.50	
DEC 12 75	W'DEED		B*	4.00	* 11.78