This Instrument Prepared by: Robert L. Trentham, Attorney at Law, 24th Floor, Life & Casualty Tower, Nashville, Tennessee 37219

Send Tax Statement To:
C. A. Gardner
Box ~~15519~~ 15591
Nashville, Tennessee 37215

Map No. 159
Parcel No. 7.09 4
PW

BOOK 4983 PAGE 118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR paid in cash, the receipt of which is acknowledged, and other good and valuable considerations, HOWARD GARDNER and wife, ALLEEN PHELPS GARDNER, hereinafter called "Grantors", do hereby transfer and convey unto CARL A. GARDNER and wife, SANDRA S. GARDNER, their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

> Land in the 16th, formerly 7th Civil District of Davidson County, Tennessee;
>
> Beginning at a point on the northerly right-of-way of Old Hickory Boulevard, said point being 0.4 miles, more or less, East of Granny White Pike; thence leaving said point of beginning and right-of-way North 3° 30 minutes West, 431.00 feet to a point; thence north 26° 00 minutes West, 489.20 feet to a point; thence North 62° 42 minutes East, 360.00 feet to a point; thence South 62° 42 minutes West, 290.89 feet to a point; thence South 26° 00 minutes East, 450.27 feet to the Southwest corner of said Tract #2; thence South 3° 30 minutes East, 437.76 feet to the Northerly right-of-way of Old Hickory Boulevard; thence with said right-of-way South 82° 51 minutes West, 50.10 feet to the point of beginning and containing 1.411 acres, more or less.
>
> Being a portion of the property conveyed to Alleen Phelps Gardner by deeds of record in Book 2196, page 279 and Book 943, page 295, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said CARL A. GARDNER and wife, SANDRA S. GARDNER, his successors 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 for property taxes for 1975, which are a lien but not yet due and payable.

Grantors expressly reserve for themselves, their successors and assigns, an easement across the above described property which shall be for vehicular and pedestrian access to Grantors' remaining lands in the area and for all utility services, whether by underground or

pole line facilities or both. Grantors shall have the right to construct a roadway on said easement and said easement shall be appurtenant to Grantors' remaining lands in the area.

WE FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate, to the said CARL A. GARDNER and wife, SANDRA S. GARDNER, their successors and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 29th day of December, 1975.

D29902

IDENTIF. REFERENCE

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.
Dec 29 12 56 PM '75

Howard Gardner
HOWARD GARDNER

Alleen Phelps Gardner
ALLEEN PHELPS GARDNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Raymond G. Benson, a notary public, in and for said County and State, HOWARD GARDNER and wife, ALLEEN PHELPS GARDNER, the within named bargainors with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1975.

Raymond G. Benson
Notary Public

RAYMOND G. BENSON ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires:

August 8, 1979

THE ACTUAL CONSIDERATION or fair market value of the land transferred is $3,000.00.

Howard Gardner
Affiant

Sworn to and subscribed before me this 29th day of December, 1975.

Raymond G. Benson
Notary Public

RAYMOND G. BENSON ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires:

August 8, 1979

EC29	CONV	*3,000.00			
EC29 S'TAX			B*	7.80	
EC29 PA'FEE			B*	.50	
EC29	W'DEED		B*	4.00	* 12.30