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. 94

BOOK 4983 PAGE 120

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, as joint tenants with right of survivorship, certain real estate in Davidson County, Tennessee, more particularly described as follows:

> Land within the 16th, formerly 7th Civil District of Davidson County, Tennessee.
>
> Beginning at the extreme easterly point of the property conveyed by Howard Gardner and wife, Alleen Phelps Gardner, to Carl A. Gardner and wife, Sandra S. Gardner, by Warranty Deed of record in Book _____, page _____, R.O.D.C. and known as Tract #3; thence leaving said point of beginning, north 5° 16', 493.94 feet to a point; thence south 87° 51' east, 500 feet to a point; thence south 5° 16' east, 480 feet to a point; thence north 89° 26' west, 498.39 to the point of beginning and containing 5.543 acres, more or less.
>
> Being a portion of the property conveyed to Alleen Phelps Gardner by Maurice E. Mattingly and wife, by deed of record in Book 2196, page 279, Register's Office for Davidson County, Tennessee, and by Howard Gardner by deed of record in Book 943, page 295.

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, their 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.

WE FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant forever defend the title to said real estate, to 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.

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

My Commission Expires:

August 8, 1979

The actual consideration or fair market value of the land transferred is $11,780.00.

Howard Gardner
Affiant

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

Raymond G. Benson
Notary Public

My Commission Expires:

August 8, 1979

D 29903

IDENTIFICATION REFERENCE

DEC 29 12 57 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

DEC29 75	CONV	11,780.00			
DEC29 75	S'TAX		B*	30.68	
DEC29 75	PR'FEE		B*	.50	
DEC29 75	W'DEED		B*	4.00	* 35.18