BOOK 4996 PAGE 794

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$24,854.05 Ed Hodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 76.

J. H. Read
Notary Public

MY COMMISSION EXPIRES: Dec 8 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Hodge (NAME)	Noel - Palmer Mtg. Co. (NAME)	5DU 52745
4740 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	162-6
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	90

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, Henry S. Gardner et ux Raisa S. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Hodge et ux Evelyn M. Hodge

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 Lot No. 200, Fair Oaks Subdivision, Section 1, as of record in Book 4175, Page 42 & 43, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Henry S. Garder et ux Raisa S. Gardner by deed of record in Book 4507, Page 918, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record in the Register's Office for said County.

GRANTEES herein agree to assume a first mortgage payable to Noel-Palmer Mortgage Company as of record in Book 4507, Page 920 and re-recorded in Book 4509, Page 559, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 217 Sterry Court, 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 hand s this 13 day of FEBRUARY, 1976

Henry S. Gardner — Raisa S. Gardner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry S. Gardner et ux Raisa S. 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 13 day of FEBRUARY, 19 76

Commission expires Nov 13 1979

William T. Farrell
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

D 36050

WARRANTY DEED

FROM
HENRY S. GARDNER

ET UX RAISA S. GARDNER

TO
ED HODGE ET UX

EVELYN M. HODGE

IDENTIF. REFERENCE

FEB 13 12 19 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB 13 76	CONV	24,854.05			
FEB 13 76	S'TAX		B*	64.74	
FEB 13 76	PR'FEE		B*	.50	
FEB 13 76	W'DEED		B*	4.00	* 69.24