This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5005 PAGE 902

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard S. Gardner et ux	First Federal Savings & Loan	Map 132-5
(NAME)	(NAME)	
4300 Dale Avenue	4th and Union	Parcel 74
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Richard S. Gardner and wife, Bailey W. Gardner, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We Carl Lynn Shults and wife, Phyllis M. Shults,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard S. Gardner and wife, Bailey W. Gardner, their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 32 on the Map of Glendale Park, Section No. 1, as of record in book 1130, page 45, Register's Office for said County, described as follows:
Beginning at a point in the east margin of Dale Avenue, the corner of lots 31 and 32; thence with the line between the said two lots, easterly 150 feet to the west line of lot No. 10; thence with the line between lots 10 and 32, northerly 78 feet to a point, and continuing with the line between lots Nos. 9 and 32, northwesterly 115 feet to the south margin of Tower Place; thence with the margin of Tower Place westerly 24 feet to a concrete monument and continuing in a southwesterly direction around a curve, 155.6 feet to another concrete monument set in the east margin of Dale Avenue, and continuing with the east margin of Dale Avenue 30.5 feet to the point of beginning.

Being the same property conveyed to Carl Lynn Shults and wife, Phyllis M. Shults, by deed from Robert Lee Oliver, Jr. and Patricia A. Oliver, of record in book 4672, page 174, Register's Office for said County.
This conveyance is made subject to easement for utilities and set-back line, as shown on plan of record in book 1130, page 45, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 15th day of March 19 76

Affiant Richard S. Gardner

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Evelyn Shaw

This is unimproved ( ) improved (X) property, known as 4300 Dale Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard S. Gardner and wife, Bailey W. Gardner their ~~XXXXXX~~, *heirs 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 1976 taxes, which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard S. Gardner and wife, Bailey W. Gardner their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 15th day of March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl Lynn Shults

Phyllis M. Shults

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Carl Lynn Shults and wife, Phyllis M. Shults

the within named bargainors, 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
this 15 day of March, 1976

Commission expires 4/25/76

Mary Ensey
Notary Public

NOTARY PUBLIC ... TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

MAR 16 76 CONV 45,000.00
MAR 16 76 S'TAX B* 117.00 *
MAR 16 76 PR'FEE B* .50
MAR 16 76 W'DEED B* 4.00 * 121.50

WARRANTY DEED

FROM

Carl Lynn Shults et ux

TO

Richard S. Gardner et ux

D 40321

IDENTIF. REFERENCE

MAR 16 2 26 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Feb 2 inst 2.00