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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May, 19 76

Notary Public

MY COMMISSION EXPIRES: 11/1/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David Vincent, 1031 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Gardner (NAME)	Same (NAME)	
2302 Buchanan (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-10
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	33

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, Lula Mai Edmondson, an unremarried widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew 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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Map of Cobb's Subdivision of the Harding Bosley Tract, of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 50 feet on the easterly side of 24th Avenue, North, and runs back between parallel lines, 150 feet to an alley in the rear.

Being the same property conveyed to Lula Mai Edmondson, by deed from Fred Dixon and wife, Rissie Dixon, of record in Book 2925, page 569, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1710 (House Number) 24th Avenue, North (Street) Nashville (P. O. Address) 37208 (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 my hand this 4 day of May, 19 76

Lula Mai Edmondson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named Lula Mai Edmondson, an unremarried widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4 day of May 19 76

Commission expires 11/12/78

Beverly
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 47473

WARRANTY DEED

FROM

LULA MAI EDMONDSON

TO

ANDREW GARDNER

IDENTIF. REFERENCE

MAY 4 9 55 AM '76

FEE REGISTER
DAVIDSON CTY. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-4-76	CONV	*1,600.00		
MAY-4-76	S'TAX		B*	4.16
MAY-4-76	PR'FEE		B*	.50
MAY-4-76	W'DEED		B*	4.00
			*	8.66