This instrument prepared by:
PAT NICHOL, Attorney
941 Richards Road
Antioch, Tennessee

WARRANTY DEED

BOOK 5026 PAGE 420

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. A. Gardner et al	same	131-4
C. P. Gardner	(NAME)	187
Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

Louvisa Bilbrey and Beecher Elmer Bilbrey, Sr. by Beecher Elmer Bilbrey, Jr., attorney in fact pursuant to a general power of attorney recorded in Book 5010, Page 164, Register's Office, Davidson County, Tennessee and Book 5010, Page 166, Register's Office, Davidson County, Tennessee,

have this day bargained and sold, and do hereby transfer and convey unto the said C. A. Gardner and C. P. Gardner as tenants in common, and as a partnership d/b/a G & G Partnership, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 45 in M. N. Young's Parkview Subdivision, a Plan of which is of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

Lot No. 45 fronts 100 feet on the northerly margin of Glenwood Avenue and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to Louvisa Bilbrey from B. E. Bilbrey of record in Book 1344, page 483, said Register's Office. B. E. Bilbrey having obtained title to said property by virtue of an installment deed in Book 1012, page 278, Register's Office for Davidson County, Tennessee. Beecher Elmer Bilbrey, Sr. joins in the execution of this conveyance for the purpose of conveying his marital rights to said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$2,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18th DAY OF May 1976.
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whi
Subscribed and sworn to before me, this the 17th day of
May 1976
My commission expires: (Affix Seal)
Notary Public

This is unimproved ( ) improved (XX) property, known as 1106 Glenwood 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 C. A. Gardner and C. P. Gardner their *(successors), 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. A. Gardner and C. P. Gardner their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 17th day of May, 1976 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louvisa Bilbrey
By Beecher Elmer Bilbrey Jr
Louvisa Bilbrey by
Beecher Elmer Bilbrey, Jr.
Attorney In Fact

Beecher Elmer Bilbrey Sr
By Beecher Elmer Bilbrey Jr
Beecher Elmer Bilbrey, Sr. by
Beecher Elmer Bilbrey, Jr.
Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....
.....
.....
the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 1976, before me personally, appeared Beecher Elmer Bilbrey, Jr., to me known to be the person who executed the foregoing instrument in behalf of Beecher Elmer Bilbrey Sr. and Louvisa Bilbrey and acknowledged that he executed the same as the free act and deed of the said Beecher Elmer Bilbrey, Sr. and Louvisa Bilbrey.

Witness my hand and official seal at Nashville, Tennessee on this the 17th day of May, 1976.

NOTARY PUBLIC

My commission expires: 12-5-78

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAY 18 76	CONV	35,000.00			
MAY 18 76 S'TAX			B*	91.00	
MAY 18 76 PR'FEE			B*	.50	
MAY 18 76	W'DEED		B*	4.00	* 95.50

WARRANTY DEED

FROM

LOUVISA BILBREY ET VIR

TO

C. A. GARDNER, ET AL

D 4 9 7 1 6

IDENTIF. REFERENCE

MAY 18 2 38 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238