This instrument prepared by: Clarence O. Ingram
Attorney at Law
201 Fairway Drive
Nashville Tn. 37214

WARRANTY DEED

BOOK 5034 PAGE 595

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley B. Gardner (NAME)	New Owner (NAME) 2045978	121
Rt #1 Primrose Rd (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	197
Hermitage Tenn (CITY) (P. O. ZONE) (STATE)	— (CITY) (ZONE) 2045979 (STATE)	135
		319 PW

For and in Consideration of the sum of Ten and No/100 *DOLLARS*

cash in hand paid by Stanley B. Gardner, hereinafter called the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Hall and wife, Rosemary Hall, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Stanley B. Gardner, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1. A tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, as follows:

Beginning at a common corner of this tract and Cliff Pugh's land: thence northerly with line of Pugh 1,610 feet; thence westerly with Walker 1,073 feet; thence southerly with Gardner 1,610 feet; thence easterly 1,073 feet to the point of beginning, containing 40 acres, more or less.

Being the same property conveyed to James Hall and wife, Rosemary Hall, by deed from Stanley B. Gardner as of record in Book 4760, Page 8, Register's Office for Davidson County, Tennessee.

TRACT 2. A tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, as follows:

Beginning at an iron pin at Finney's northeast corner; thence northerly with Hall 781 feet to an iron pin; thence westerly 1,073 feet to an iron pin; thence southerly with Gardner 160 feet to an iron pin; thence southeasterly 1,130 feet to the point of beginning, containing 12 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $62,000.00

Subscribed and sworn to before me, this the 27th day of June 1986

Richard Joe Carey
Affiant

My commission expires:

(Affix Seal)

Notary Public

Being the same property conveyed to James Hall and wife, Rosemary Hall, by deed from Stanley B. Gardner as of record in Book 4760, Page 10, Register's Office for Davidson County, Tennessee.

unimproved (XX)
This is improved ( ) property, known as James Hall Property, Ned Shelton Road, Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

And we, the Grantors herein *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 3rd *day of* May, *19* 76., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Hall

Rosemary Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Hall and wife, Rosemary Hall

the 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, Tennessee, this 3rd day of May, 1976.

Barbara S White, Notary Public.

Commission Expires May 24, 1978

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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 , 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

WARRANTY DEED

FROM

JAMES HALL ET UX

TO

STANLEY B. GARDNER

D 5 3 4 3 4

IDENTIF. REFERENCE

JUN 14 9 44 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

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

JUN 14 76	CONV	62,000.00			
JUN 14 76 S'TAX			B*	161.20	
JUN 14 76 PR'FEE			B*	.50	
JUN 14 76	W'DEED		B*	8.00	* 169.70