This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mael-7

BOOK 5038 PAGE 398

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT W. PARKHURST, ET AL	SAME	Map 83-9
(NAME) 1034 Stahlman Bldg	(NAME)	Parcel 83
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37201	(STREET ADDRESS)	18 W 1200
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, receipt of which is hereby acknowledged,

ALBAN S. GARDNER, single

have this day bargained and sold, and do hereby transfer and convey unto the said
ROBERT W. PARKHURST and EDD R. TURNER, III, as tenants-in-common, their
(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 24 on the Plan of Belleview, Judge B. D. Bell's Addition to Eastland, as of record in Book No. 332, page 109, Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 24 fronts 50 feet on the southerly side of Gartland Avenue, and runs back between parallel lines with the easterly margin of an alley 160 feet to an alley in the rear.

Being the same property conveyed to Alban S. Gardner and wife, Edna Gardner, by deed from J. O. Treanor, unmarried, of record in Book 785, page 704, Register's Office for Davidson County, Tennessee; the said Edna Gardner having since died, property now vests solely in Alban S. Gardner.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 18th day of June 19 76

Affiant

My commission expires: 11/13/79 (Affix Seal)

Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (XX) property, known as 1108 Gartland 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
grantees, their
(successors), heirs and assigns forever. I covenant that I am 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 as appears of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 18th day of June, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alban S. Gardner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBAN S. GARDNER, single

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison this 18th day of June, 19 76.

Commission expires 11/13/79

THOMAS M. BLACK ★ NOTARY PUBLIC AT LARGE ★ STATE OF 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.....

JUN 24 76 CONV 13,500.00
JUN 24 76 S'TAX B★ 35.10
JUN 24 76 PR'FEE B★ .50
JUN 24 76 W'DEED B★ 4.00 ★ 39.60

WARRANTY DEED

FROM

ALBAN S. GARDNER

TO

ROBERT W. PARKHURST, ET AL

D 55186

IDENTIF. REFERENCE

JUN 24 9 07 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115