This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

Seller

WARRANTY DEED

BOOK 5058 PAGE 729

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Fred C. Gardner, et ux	Mtge. Corp. of the South	83-5-264
(NAME)	(NAME)	
1302 Edgewood Place	P. O. Box 10726	23W-10469
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Birmingham, Alabama 35202	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----$10----

-----Ten and no/100---- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

AUG 18 76	CONV	18,000.00			
AUG 18 76	S'TAX		B*	46.80	
AUG 18 76	PR'FEE		B*	.50	
AUG 18 76	W'DEED		B*	4.00	* 51.30

We, Frank E. Stephens and wife Catherine B. Stephens

have this day bargained and sold, and do hereby transfer and convey unto the said

Fred C. Gardner and wife Cynthia R. Gardner

their (~~SUCCESSORS~~) *heirs and assigns,*

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

Land in the 23rd ward of the City of Nashville, Davidson County, Tennessee being Lot No. 35 on the Map of Edgewood, E. T. Brown's Subdivision of the Bransford Place, as of record in Book 332, page 73, Register's Office for said County.

Said Lot No. 35 fronts 60 feet on the southerly side of Edgewood Place and runs back between lines 147 feet on the easterly side and 149 feet on the westerly side to an alley measuring 60 feet on said alley.

Being the same property conveyed to Frank E. Stephens and wife Catherine B. Stephens by deed from Lewis E. York and wife Lucille York of record in Book 2041, page 427, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 16 day of August 19 76

Affiant

My commission expires: 4-23-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1302 Edgewood Place, Nashville, Tennessee 37206
(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

Fred C. Gardner and wife Cynthia R. 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 our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Fred C. Gardner and wife Cynthia R. Gardner

their

(~~SUCCESSORS~~) *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* August, 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.*

Frank E. Stephens

Catherine B. Stephens

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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, Frank E. Stephens and wife Catherine B. Stephens 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, Tennessee, this 16th day of August, 1976.

Notary Public

Commission expires 4-23-78

DOUGLAS A. GRACE NOTARY PUBLIC DAVIDSON COUNTY

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

FRANK E. STEPHENS, ET UX

TO

FRED R. GARDNER, ET UX

D 63818

IDENTIF. REFERENCE

AUG 18 3 46 PM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to: David Herbert, Atty.
23rd Flr. L & C Tower