BOOK 5076 PAGE 582

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Farringer & Associates	Ray E. Gardner	145-9-7C
Hobbs Suite 207 4205 Hillsboro Road	P. O. Box 50457	
Nashville, Tenn. 37215	Nashville, Tennessee 37205	

FOR AND IN CONSIDERATION of the sum of Ten and no/100-----($10.00)----------
---------- Dollars,

cash in hand paid by Farringer & Associates, and other good and valuable consideration, the receipt of which is hereby acknowledged.

OCT-8??	MORT'G	10,000.00			
OCT-8??	S'TAX		B*	26.00	
OCT-8??	PR'FEE		B*	.50	
OCT-8??	T'DEED		B*	4.00	* 30.50

We, Ray Edward Gardner and wife, Jewell M. Gardner,

have this day bargained and sold, and do hereby transfer and convey unto the said Farringer & Associates, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 27, Tyne Valley Estates, Section 11, as of record in Book 3842, page 184, Register's Office for said county.

SAID Lot No. 27 fronts 296.3 feet along the curving northerly margin of Beauregard Drive and runs back between converging lines, 405 feet on the northwesterly side and 386.6 feet on the easterly side to a point in the rear.

BEING the same property conveyed to Ray E. Gardner by deed from Albert L. Lamphear and wife, Joan S. Lamphear, of record in Book 4413, page 488, said Register's Office.

This conveyance is made subject to a contract executed this day of October, 1976, said contract granting the grantors, Ray Edward Gardner, et ux, Jewell M. Gardner, the option and exclusive right to have the above described real property conveyed to them by the grantee, Farringer & Associates, if the grantors, Ray Edward Gardner, et ux, Jewell M. Gardner, pay the grantee, Farringer & Associates, the sum of Ten Thousand ($10,000.00) Dollars, plus 10% interest per year in accordance with the aformentioned contract executed by the grantors and the grantee of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 6 day of October, 1976

Affiant Louis N. Farringer

My commission expires: 7/23/78 (Affix Seal)

Notary Public

This is (X) unimproved ( ) improved property, known as Lot #27, Beauregard Drive, 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 Farringer & Associates, 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 Farringer & Associates, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 6 day of October, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

* Ray Edward Gardner

* Jewell M. Gardner

Ray Edward Gardner

Jewell M. Gardner

This Instrument Prepared By:
JOHN B. LINK, III
ATTORNEY AT LAW

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ray Edward Gardner and wife, Jewell M. Gardner,

the within named bargainor S, 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* 6 *day of* October, *19* 76

John B. Link
Notary Public

Commission expires 7/23/78

NOTARY PUBLIC TN 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 .....

MAIL TO:

This Instrument Prepared By:
JOHN B. LINK, III
ATTORNEY AT LAW
4205 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

WARRANTY DEED

FROM
Ray Edward Gardner and wife,
Jewll M. Gardner
TO
Farringer & Associates

D 7 1 7 1 8

IDENTIF. REFERENCE

OCT 8 1 16 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS