This Instrument prepared by:
James R. Wyatt, Attorney
First American Center

WARRANTY DEED

BOOK 5081 PAGE 151

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sallie M. TeSelle	SAME	MAP - 104-5
(NAME)	(NAME)	
3703 Meadowbrook Ave.		Parcel - 205
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Sallie M. TeSelle and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Sherman A. Gardner and wife, Virginia Lee Gardner

have this day bargained and sold, and do hereby transfer and convey unto the said Sallie M. TeSelle

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 440 in Richland Realty Company's Division "C" the Plan of which is of record in Book No. 421, page 31, Register's Office for said County.

Said Lot No. 440 fronts 50 feet on the southerly side of Meadowbrook Avenue and extends back southerly between lines 195 feet on the easterly line and 205 feet on the westerly line to an alley, and shows 70 feet on said alley.

Being the same property conveyed to Sherman A. Gardner and wife, Virginia Lee Gardner by deed from Ruth E. Brueck, recorded in Book 4670, page 447, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 22nd day of October 19 76

Affiant Sallie M. TeSelle

My commission expires: 2/8/78 (Affix Seal)

Notary Public Mary W. Chitwood

This is { unimproved / improved (x) } property, known as 3703 Meadowbrook Avenue (House Number) (Street) Nashville, Tennessee 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 Sallie M. TeSelle

her *(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.,* except for 1976 taxes which are prorated by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Sallie M. TeSelle

her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness Our hand s *this* 22nd *day of* October, 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.*

Ruth E. Brueck

Virginia Lee Gardner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Inbeaux, a Notary Public in and for said County and State, Sherman A. Gardner and wife, Virginia Lee 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 22nd day of October, 19 76

Mary W. Inbeaux Notary Public

Commission expires 2/8/78

MARY W. INBEAUX NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

D-23031

WARRANTY DEED

FROM
Sherman A. Gardner et ux

TO
Sallie M. TeSelle

D 73888

INCOME REFERENCE

OCT 22 3 48 PM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OCT22'76	CONV	34,000.00			
OCT22'76	S'TAX		B*	88.40	
OCT22'76	PR'FEE		B*	.50	
OCT22'76	M'DEED		B*	4.00	* 92.90