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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.

Affiant ROBT. W. GARDNER, JR.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 77.

Notary Public

MY COMMISSION EXPIRES: 4-12-78

(AFFIX SEAL)

This instrument prepared by:
GULLETT, STEELE, SANFORD
ROBINSON & MERRITT
230 Fourth Ave., No., Nashville, Tenn. 37219
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Gardner, Jr. (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	131-7-100
1313 Lone Oak Circle (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	16DA-29205
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LANSON J. HYDE AND WIFE, ERIC S. HYDE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. GARDNER, JR. AND WIFE, JOAN K. GARDNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Lone Oak Heights, as of record in Book 1424, page 2, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lanson J. Hyde and wife, Eric S. Hyde by deed from Jean Tinker Fox and husband Robert Fox, Jr., of record in Book 4264, page 349, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to any Restrictions of record.

unimproved ( )
This is improved (X) property, known as 1313 Lone Oak Circle, Nashville, Tn. 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of February, 1977

LANSON J. HYDE

ERIC S. HYDE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Bruce W. Pickens, a Notary Public in and for said County and State, the within named LANSON J. HYDE AND WIFE, ERIC S. HYDE

the 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 28th day of February 19 77

Commission expires 12-5-79

Bruce W. Pickens
Notary Public

BRUCE W. PICKENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

D 9 1 6 4 1

WARRANTY DEED

FROM

LANSON J. HYDE AND WIFE,

ERIC S. HYDE

TO

ROBERT W. GARDNER, JR.
AND WIFE
JOAN K. GARDNER

IDENTIF. REFERENCE

MAR 2 9 10 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAR-2[illegible] CONV 56,500.00
MAR-2[illegible] S'TAX B* 146.90
MAR-2[illegible] FN'FEE B* .50
MAR-2[illegible] M'DEED B* 4.00 * 151.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.