This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5122 PAGE 908

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl P. Gardner, d/b/a G & G Investments	SAME	Map 118-8
(NAME)	(NAME)	
Old Hickory Blvd.		Parcel 70
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tenn. 37027		6DA-26730
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Thousand Seven Hundred Fifty and no/100---------- ----------($10,750.00)---------- *Dollars,* cash in hand paid by Carl P. Gardner, d/b/a G & G Investments the receipt of which is hereby acknowledged,

We, Frank Henry Poole and wife, Willie Maude Poole,

have this day bargained and sold, and do hereby transfer and convey unto the said Carl P. Gardner, d/b/a G & G Investments, its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 41 and the southerly 20 feet of Lot No. 42 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows:
Said Lot No. 41 fronts 50 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.
Said part of Lot No. 42 fronts 20 feet on the westerly side of Eugenia Avenue and runs back westerly between parallel lines 150 feet to an alley, and lies northerly and adjoins Lot No. 41.

Being the same property conveyed to Frank Henry Poole and wife, Willie Maude Poole, by deed from Farris W. Sielert, an unmarried person, recorded in Book 4391, page 243, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,750.00

Subscribed and sworn to before me, this the 9th day of March 19 77

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2409 Eugenia 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 Carl P. Gardner, d/b/a G & G Investments, its *(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 1977 taxes which are prorated and assumed by the purchaser.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Carl P. Gardner, d/b/a G & G Investments, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 9th day of March, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank Henry Poole

Willie Maude Poole

BOOK 5122 PAGE 909

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Frank Henry Poole and wife, Willie Maude Poole

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* 9th *day of* March, *19* 77.

Mary Ensley
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC TENNESSEE AT LARGE

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.....

MAR 10 75 CONV 10,750.00
MAR 10 75 S'TAX B* 27.82
MAR 10 75 PR'FEE B* .50
MAR 10 77 M'DEED B* 4.00 * 32.32

D92938

IDENTIF. REFERENCE

MAR 10 1 02 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

23277

WARRANTY DEED

FROM
Frank Henry Poole, et ux

TO
Carl P. Gardner, d/b/a G & G

Investment

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238