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

BOOK 5122 PAGE 910

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl P. Gardner, d/b/a G & G Investments	SAME	118-8
(NAME) Old Hickory Blvd.	(NAME)	PAR. 71
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tenn. 37027	(STREET ADDRESS)	60A-26725
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Two Hundred Fifty and no/100--------
----------($12,250.00)---------- Dollars,

cash in hand paid by Carl P. Gardner, d/b/a G & G Investments the receipt of which is hereby acknowledged,

I, Fannie Mae Swaner, a widow,

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 the northerly 30 feet of Lot No. 42 and all of Lot No. 43 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.
Said part of Lot No. 42 and all of Lot No. 43 front together 80 feet on the westerly side of Eugenia Avenue and extend back between parallel lines 150 feet to an alley.

Beint the same property conveyed to Albert Swaner and wife, Fannie Mae Swaner by deed from Mamie Hollon, a widow, recorded in Book 2541, page 100, Register's Office for said County, the said Albert Swaner having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,250.00

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 Mary Ensay

This is improved (X) unimproved ( ) property, known as 2405 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. I covenant that I am 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.

I further covenant and bind myself, my 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 my hand 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.

her
Fannie Mae mark Swaner

BOOK 5122 PAGE 911

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Essay, a Notary Public in and for said County and State, Fannie Mae Swaner, a widow

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 1977.

Mary Essay
Notary Public

Commission expires 4/21/80

MARY ESSAY 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.
AND [illegible] 93/276

WARRANTY DEED

FROM

Fannie Mae Swaner

TO

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

D 92939

IDENTIF. REFERENCE

MAR 10 1 02 PM '77

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

MAR 10 77	CONV	12,250.00			
MAR 10 77	S'TAX		B*	31.72	
MAR 10 77	PR'FEE		B*	.50	
MAR 10 77	R'DEED		B*	4.00	* 36.22

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238