This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 5145 PAGE 741

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,500.00

Bobby G. Madison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 1977.

Notary Public

MY COMMISSION EXPIRES: 3-20-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY G. MADISON (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
208 Kenneth Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	61-7
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	176

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, Donald Gene Garner and wife, Charline Garner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby G. Madison and wife, Dorothy R. Madison

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. 14 and the easterly 10 feet of Lot No. 13, Block "A" on the Plan of Broadmoor, recorded in Plan Book 547, page 161 and 162, said Register's Office.

Said Lot No. 14 and part of Lot No. 13 front together 60 feet on the south side of Gwynn Drive and runs back between parallel lines with the easterly margin of Lindell Street, 150 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Donald Gene Garner and wife, Charline Garner by deed from L. A. Gillem, Sr. and wife, Warren Gillem of record in Book 2738, page 485, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1000 Gwynn Ave., Nashville, Tenn. 37216
(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 hand s this 6th day of May, 19 77

Donald Gene Garner

Charline Garner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John M. Parrish, a Notary Public in and for said County and State, the within named Donald Gene Garner and wife, Charline Garner

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 6th day of May 19 77.

Commission expires 3-20-79

Notary Public

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) , 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

11562-5

WARRANTY DEED

FROM Donald Gene Garner and wife, Charline Garner

TO Bobby G. Madison and wife, Mary R. Madison

E03028

IDENTIFICATION REFERENCE

MAR 10 3 27 PM '77

MAY 10	CONV	21,500.00			
MAY 10	S TAX		B*	55.90	
MAY 10	PR FEE		B*	.50	
MAY 10	W DEED		B*	4.00	* 60.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.