BOOK 5214 PAGE 673

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

31,350.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 1977

Notary Public

MY COMMISSION EXPIRES: 6-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian N. Gaskins (NAME)	Dobson & Johnson, Inc. (NAME)	15DZ 53455
2736 Bobby Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	73-1
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37217 (CITY) (STATE) (ZIP)	115

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, Martha C. Drennan Paradise et ux Harold W. Paradise

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian N. Gaskins et ux Sandra S. Gaskins

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:

BEING Lot No. 51 on the Plan of Happy Valley Subdivision, Section "C", as described according to a survey by John Kohl, dated October 14, 1977 and as referenced in Book 4042, page 102, Register's Office, Davidson County, Tennessee.

SAID Lot No. 51 fronts 75 feet on the southerly margin of Bobby Avenue and runs back between parallel lines, 140 feet to a dead line in the rear, on which it measures 75 feet.

BEING the same property conveyed to Martha C. Drennan by deed from John T. Pardon and wife, Irma Louise Pardon, of record in Book 4556, page 269, Register's Office, Davidson County, Tennessee. Harold W. Paradise herein joins to convey any and all rights and interest he may have; especially his marital rights.

This conveyance is subject to restrictions of record in Book 1181, page 127, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is ( ) unimproved (XX) improved property, known as 2736 Bobby Avenue (House Number) (Street) Nashville, Tn. 37216 (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 26TH day of OCTOBER, 1977

Martha C. Drennan Paradise — Martha C. Drennan Paradise

Harold W. Paradise — Harold W. Paradise

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned Martha C. Drennan Paradise et ux Harold W. Paradise, a Notary Public in and for said County and State, the within named

the bargainor, 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 26TH day of OCTOBER 19 77

Commission expires 6-28-81

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 (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

E 33313

WARRANTY DEED

FROM

Martha C. Drennan Paradise

TO

Brian N. Gaskins

IDENTIF. REFERENCE

OCT 27 10 41 AM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

C. Arnold Reeves, Attorney
218 Fortune Building 1
311 Plus Park Boulevard
Nashville, Tenn. 37217
Attn: Box #12

OCT 27 77	CONV	31,350.00			
OCT 27 77	S'TAX		B*	81.38	
OCT 27 77	PR'FEE		B*	.50	
OCT 27 77	W'DEED		B*	4.00	* 85.88