BOOK 5240 PAGE 824

78-1-2

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,500.00

John A. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 1978.

Notary Public

MY COMMISSION EXPIRES: June 7, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. GARDNER ET UX (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	96-9-99
2732 MCKEIGE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 964 (STREET ADDRESS)	3DZ-20410
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (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, DIXIE TREADWAY and husband, GEORGE B. TREADWAY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. GARDNER and wife, TERRI M. 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. 15 on the Plan of Perry Heights of record in Book 2900, page 18, said Register's Office, to which plan is described as follows:

SAID Lot No. 15 fronts 70 feet on the northerly side of McKeige Drive and extends back 186.2 feet on the easterly line and 180.4 feet on the westerly line to a dead line in the rear measuring 69.7 feet thereon.

BEING the same property conveyed to Dixie Treadway by deed from M. L. Randall, Trustee, of record in Book 5122, page 896, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2928, page 445, said Register's Office; easements and setback lines as set forth in the above plan of record and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

George B. Treadway, the husband of the above named Dixie Treadway, joins in this conveyance for the purpose of releasing any rights he may have in the subject property, especially his marital rights.

This is unimproved ( ) improved (X) property, known as 2732 McKeige Drive, Nashville, TN
(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 3rd day of January 19 78

Dixie Treadway
DIXIE TREADWAY

George B. Treadway
GEORGE B. TREADWAY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIXIE TREADWAY AND HUSBAND, GEORGE B. TREADWAY

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 3rd day of JANUARY, 1978

Commission expires June 7, 1980

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

FILE IN BOX 4

WARRANTY DEED

FROM

DIXIE TREADWAY AND HUSBAND

GEORGE B. TREADWAY

TO

JOHN A. GARDNER AND WIFE,

TERRI M. GARDNER

E 44992

IDENTIF. REFERENCE

JAN 6 10 22 AM '78

FELIX E. KNOTT, REGISTER
DAVIDSON CO., TENN.

JAN-6-78 CONV 30,500.00

JAN-6-78 S'TAX B* 79.30

JAN-6-78 PR'FEE B* .50

JAN-6-78 W'DEED B* 4.00 * 83.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.