BOOK 5241 PAGE 399

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,750.00

Robert F. Morse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 78

Notary Public

MY COMMISSION EXPIRES: March 21, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Morse (NAME)	Robert F. Morse (NAME)	131-4-187
830 Rebel Circle (STREET ADDRESS OR ROUTE NUMBER)	830 Rebel Circle (STREET ADDRESS)	
Franklin, Tennessee (CITY) (STATE) (P. O. ZIP)	Franklin, Tennessee 37064 (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, C. A. Gardner and C. P. Gardner, as tenants in common and as a partnership d/b/a G & G Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Morse and wife, Alma Lynn Wells Morse

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. 45 on the Plan of M. N. Young's Parkview Subdivision, a plan of which is of record in Book 547, page 173, Register's Office for said County.

Said Lot No. 45 fronts 100 feet on the northerly margin of Glenwood Avenue and runs back between parallel lines 164 feet to a dead line.

Being part of the same property conveyed to C. A. Gardner and C. P. Gardner as tenants in common and as a partnership d/b/a G & G Partnership, by deed from Louvisa Bilbrey and Beecher Elmer Bilbrey, Sr., as of record in Book 5026, page 420, Register's Office for Davidson County, Tennessee.

The said C. A. Gardner and Carl A. Gardner being one and the same person.
The said C. P. Gardner and Carl P. Gardner being one and the same person.

unimproved (X)
This is improved ( ) property, known as 1104 (House Number) Glenwood Avenue (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37204 (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 hands this 6th day of January, 19 78

C. A. Gardner and C. P. Gardner as tenants in common and as a partnership d/b/a G & G Partnership

C. A. Gardner

C. P. Gardner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. A. Gardner and C. P. Gardner

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 January 19 78

Commission expires March 26 1979

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 45277.

IDENTIF. REFERENCE

JAN 9 1 47 PM '78

FELIX A. ELLIS, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
C. A. Gardner and C. P. Gardner

TO
Robert F. Morse and wife,
Alma Lynn Wells Morse

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-9-78	CONV	13,750.00			
JAN-9-78	S'TAX		B*	35.62	
JAN-9-78	PR'FEE		B*	.50	
JAN-9-78	W'DEED		B*	4.00	* 40.12