THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TN. 37214.

BOOK 5254 PAGE 841

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benford Gardner, Jr.	Same	72.14
(NAME)	(NAME)	Pcl. 298
130 Broadway		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mt. Pleasant, Tn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

----------*Dollars,*

cash in hand paid by Benford Gardner, Jr., a single man, hereinafter referred to as the GRANTEE, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Andrew N. White and wife, Edith B. White, hereinafter referred to as the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said Benford Gardner, Jr., a single man, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 12 of Block "A" on the Map of H. A. Christensen's Subdivision of Belle Forest No. 2, as of record in Book 843, page 94, Register's Office for said County. Said Lot No. 12 fronts 50 feet on the northerly side of Chester Avenue, formerly Chesterfield Avenue, and runs back between parallel lines, 191 feet to a dead line. Being the same property conveyed to Andrew N. White and wife, Edith B. White, by deed from Julia M. Harris, a widow, of record in Book 5203, page 510, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,100.00

Subscribed and sworn to before me, this the 23rd day of January, 19 78

Andrew N. White
Affiant

My commission expires: 2/8/78 (Affix Seal)

Mrs. Maria W. Donnelly
Notary Public

This is unimproved ( ) improved (X) property, known as 1413 Chester Avenue, Nashville, Tn (House Number) (Street) 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 Benford Gardner, Jr., his

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Benford Gardner, Jr., his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 24th *day of* January, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrew N. White
Andrew N. White
Edith B. White
Edith B. White

BOOK 5254 PAGE 842

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Mavis W. Donnelly, *a Notary Public in and for said County and State,* Andrew N. White and wife, Edith B. White,

the within named bargainorS, 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* 24th *day of* January, *19* 78

Mrs. Mavis W. Donnelly
Notary Public

Commission expires 2/8/78

DONNELLY NOTARY PUBLIC DAVIDSON COUNTY

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 .....

WARRANTY DEED

FROM

ANDREW N. WHITE, ET UX

TO

BENFORD GARDNER, JR., a single man

FEB21 78	CONV	11,100.00			
FEB21 78	S'TAX		B*	28.86	
FEB21 78	PR'FEE		B*	.50	
FEB21 78	W'DEED		B*	4.00	* 33.36

E 5 1 3 8 3

IDENTIF. REFERENCE

FEB 21 11 52 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238