WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Edward F. Gardner (NAME)	New Owner (NAME)	8309-247
1201 Holly Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18W-3140
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- *Dollars,*

paid in cash, and other good and valuable consideration received from the GRANTEES hereinafter named, the receipt of all of which is hereby acknowledged; I,

ANNIE RITTER, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

EDWARD F. GARDNER and wife, NANCY G. GARDNER,

their *(successors), heirs and assigns,*

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

Being parts of Lots Nos. 22 and 23 in the East Edgefield Plan of Lots as found of record in Book No. 21, page 147, in the Office of the Register for Davidson County, Tennessee.

Said parts of Lots Nos. 22 and 23 front together 100 feet on the northerly side of Holly Street in the City of Nashville and extend back between parallel lines and along the east margin of Twelfth Street 106 feet to a dead line.

Being the same property conveyed to Annie Ritter by deed from L. S. Ritter of record in Book 766, page 213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1978.

This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 3rd day of October 1978

Affiant

My commission expires: 7-1-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1201 Holly Street, Nashville, TN 37206 (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 grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* Sept., 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Annie Ritter

By: Edward F. Gardner, Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,.....a Notary Public in and for said County and State,.....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

OCT 10 78	CONV	37,500.00			
OCT 10 78 S'TAX			B*	97.50	
OCT 10 78 PR'FEE			B*	.50	
OCT 10 78	W'DEED		B*	4.00	* 102.00

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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of October, 1978, before me personally appeared Annie May Williams, to me known to be the person who executed the foregoing instrument in behalf of Annie Ritter, and acknowledged that she executed the same as the free act and deed of said Annie Ritter.

Witness my hand at Nashville, Tennessee, this 3rd day of October, 1978.

My commission expires: 7-1-79

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
FROM
ANNIE RITTER
TO
EDWARD F. GARDNER, ET UX

E 93135

IDENTIF. REFERENCE

OCT 10 9 29 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