BOOK 5365 PAGE 686

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21000.00

X Charles E. Cardwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 78

Betty G Ellison
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ALAN D. MAZER, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS-NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES EDWARD CARDWELL, etal (NAME)	SAME (NAME)	
C/O Cardwell Market, 9 Hermitage Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-11
Nashville Tn. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	236

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, RALPH SANFORD, SR., RALPH SANFORD, JR., and JAMES P. WHITE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES EDWARD CARDWELL, PAUL W. CARDWELL and DONNIE RAY CARDWELL

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 the westerly 40 feet of Lot No. 20 and the westerly 40 feet of the northerly 40 feet of Lot No. 21 on the plan of Philip Lindsley Heirs' property, as of record in Book 21, page 25, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Lindsley Avenue, at a point 120 feet west of Berrien Street, being J. T. McCall's northwest corner; thence with the southerly margin of Lindsley Avenue; westwardly 40 feet to an alley; thence with the easterly margin of said alley, southwardly 100 feet to a point 10 feet north of the dividing line between Lots Nos. 21 and 22, being a corner of the J. T. McCall lot; thence with the northerly line of said McCall lot, eastwardly 40 feet to a point 120 feet west of Berrien Street, being another corner of the McCall lot; thence northwardly 100 feet to the beginning.

BEING the same property conveyed to Ralph Sanford, Sr., Ralph Sanford, Jr., and James P. White by deed from Culbert Construction Company, of record in Book 5152, page 544, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 51 Lindsley Ave. (House Number) (Street) Nashville (P. O. Address) Tenn. (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 17th day of November, 19 78

Ralph Sanford Sr. Ralph N. Sanford Jr. James P. White

RALPH SANFORD, SR. RALPH SANFORD, JR. JAMES P. WHITE

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 RALPH SANFORD, SR., RALPH SANFORD, JR., and JAMES P. WHITE

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 17th day of November 19 78

Commission expires 8/15/79

Betty G. Christian
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
RALPH SANFORD, SR., et al

TO
CHARLES EDWARD CARDWELL

PLEASE FILE BOX "7"

F 0 0 9 6 6

IDENTIF. REFERENCE

Nov 20 11 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 20 78	CONV	21,000.00			
NOV 20 78	S'TAX		B*	54.60	
NOV 20 78	PR'FEE		B*	.50	
NOV 20 78	W'DEED		B*	4.00	* 59.10