932 08/21 110.50- CHECK

WARRANTY DEED

BOOK 5486 PAGE 188

STATE OF TENNESSEE }
COUNTY OF_____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

William Hussey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 1979.

E. Bierdeau
Notary Public

MY COMMISSION EXPIRES: Sep. Req
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. L. Fuqua, Jr., Attorney, 919 N. Main Street, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry S. Gardner (NAME)	Guaranty Mortgage Company (NAME)	59-1851
4956 Shimen Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue No. (STREET ADDRESS)	Map 162-7
Antioch, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 91

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, Samuel S. Martin and wife, Joan R. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry S. Gardner and wife, Raisa S. 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:

Being Lot No. 102 on the Plan of Antioch Park, Section III, as of record in Book 4460, page 25, Register's Office for said County.

Said Lot No. 102 fronts 75.0 feet on the southerly side of Shimen Drive, and extends back 192.3 feet on the westerly line and 183.0 feet on the easterly line, to a line in the rear on which it measures 75.57 feet.

Being the same property conveyed to Samuel S. Martin and wife Joan R. Martin by deed from Smithson Construction Co., Inc. of record in Book 4568, page 305, Register's Office for Davidson County, Tennessee.

Grantee assumes all obligations on a note and Deed of Trust to Guaranty Mortgage Company.

This is ( ) unimproved (X) improved property, known as 4956 Shimen Drive Antioch, Tennessee 37211
(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 hands this 22 day of June, 19 72

Joan R. Martin

Samuel S. Martin

Frankie F. Martin

STATE OF Tenn.
COUNTY OF Sumner

BOOK 5486 PAGE 189

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel S Martin and Frankie J. Martin

the 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 Hendersonville, Tennessee, this 22 day of June, 1979

Commission Expires 5-15-83 Notary Public

STATE OF
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 purpose 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

Samuel S. Martin and wife

Joan R. Martin

TO

Henry S. Gardner and wife,

Raisa S. Gardner

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

U-LIFE TITLE INSURANCE
Company of New York

FILED AUG 21 2 10 PM '79
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIFICATION REFERENCE

47582

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5486 PAGE 190

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	110.50-
5932A08/21/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47582

IDENTIF. REFERENCE

AUG 21 2 10 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706397