100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 5514 PAGE 211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Gardner, Sr. et ux	SAME	To be assigned.
(NAME:)	(NAME:)	
R#3 Maplewood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Greenbrier, Tn. 37073		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -----Twelve Thousand Five Hundred and No/100-----------($12,500.00)----------*DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

F.5.7.6.6.3

IDENTIF. REFERENCE

OCT 15 1 46 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

HENRY WOODARD and wife, CHARLOTTE WOODARD, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES R. GARDNER, SR., and wife, MAE CHRISTINE GARDNER, hereinafter referred to as 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 the 10th, formerly the 20th, Civil District of said County and State, being Lot No. 1 in the subdivision of W. H. Tinnon's 11.99 acre tract, described according to a survey made by J. R. Scott, Surveyor, October 11, 1948, as follows: Beginning at a point on the southerly margin of U.S. Highway No. 41 at the northwest corner of Lot No. 2 conveyed to Harry J. Cooper, Jr. and wife by Harry J. Cooper, Sr. and wife, by deed of record in Book 2591, page 215, Register's Office for said County; thence with the line between said Lots Nos. 1 and 2, 17 and 18; thence with the line between Lots Nos. 1 and 18, northwestwardly 105 feet to the northwest corner of said Lot No. 18, said point being in the eastern boundary line of the property conveyed to James Ayers; thence with Ayers' eastern boundary line north 30° east 256 feet to the southerly margin of said Highway; thence with the southerly margin of said Highway south 53-1/4° east 141 feet to the beginning.

Being the same property conveyed to Henry Woodard and wife, Charlotte Woodard, by deed from W. M. Manus and wife, Alda Manus, of record in Book 3832, page 597, Register's Office for Davidson County, Tennessee.

Grantors specifically reserve for themselves and for their heirs, for so long as they own certain real property adjacent to and south of the hereinabove described property, said property being presently used for a service station and garage, an easement for ingress, egress and regress from and to the said service station

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 12th day of October 19 79

James R. Gardner Sr.
Affiant

My commission expires: 4-18-82
(Affix Seal)

Ruth H. Burton
Notary Public

and garage across a present existing gravel driveway, approximately 15 feet in width in a line parallel with the southerly line of the hereinabove described property from U.S. Highway 41 to the rear of the above described property. It is expressly understood and agreed that should the Grantors sell or convey the said service station and garage property, easement shall immediately cease to exist and become a nullity.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, 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.*

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.*

Witness our *hand* s *this* 12th *day of* October, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry Woodard

Charlotte Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY WOODARD AND CHARLOTTE WOODARD

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 Goodlettsville, Tennessee, this 12th day of October, 19 79.

Ruth W. Burton, Notary Public.

Commission Expires 4-18-82.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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 , this day of , 19 .

, Notary Public.

Commission Expires .

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 .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5514 PAGE 214

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

12500.00- CO
32.50 CO TX
.50 PRFEE
9.00 WDEED
CHECK 42.00-
8617A10/15/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 57663

IDENTIFICATION REFERENCE

OCT 15 1 46 PM '79

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 718722