FORM NO. WD-1

1240 10/26 175.24- CHECK

BOOK 5520 PAGE 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,900.00

Paul T. Gard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th. DAY OF October, 1979.

Notary Public

MY COMMISSION EXPIRES: 4/19/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, 20th. FLOOR, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul T. Gard, III, et ux (NAME)	LIC (NAME)	150-5
2812 Desplane Drive, (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2137 (STREET ADDRESS)	186
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Austin, Texas 78768 (CITY) (STATE) (ZIP)	2D 62135

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, WILSON STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL T. GARD, III, and wife, CAROLE J. GARD

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. 731 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for said County.

SAID Lot No. 731 fronts 85.0 feet on the easterly side of Desplane Drive and extends back 143.75 feet on the northerly line and 141.36 feet on the southerly line, to a dead line in the rear, measuring 84.10 feet thereon.

BEING the same property conveyed to Wilson Stewart by Deed from Charles A Holt and wife, Carol R. Holt, of record in Book 5327, page 563, Register's Office for Davidson County, Tennessee.

IT is agreed and understood that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, of record in Book 5327, page 565, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 2812 Desplane Drive, (House Number) (Street) Nashville, (P. O. Address) (City or Town) Tennessee (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 & this 25th. day of October, 19 79

Wilson Stewart

STATE OF TENNESSEE
Davidson County

BOOK 5520 PAGE 2

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th. day of October 1979.

Commission expires 10/17/82

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 (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 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 Wilson Stewart

TO Paul T. Gard, III, et ux

F. 5. 9 7. 6. 4

IDENTIF. REFERENCE

OCT 26 9 27 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

BOOK 5520 PAGE 3

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

64900.00- CO
168.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 175.24-
1240A10/26/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 9 7. 6 4

IDENTIF. REFERENCE T

OCT 26 9 27 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 721252