BOOK 5539 PAGE 808

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 1979

Notary Public

MY COMMISSION EXPIRES: 1/15/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harris & Leach, P.C., 2 Music Circle South, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wesley Gardner (NAME)	First Tenn. NA Memphis (NAME)	117-8-6
2926 Primrose Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

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, Kevin L. Anderson et ux, Mary Jo Anderson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Wesley 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:

LAND in Davidson County, Tennessee, being a survey of Lot No. 12 Block "B", on the Map of Belmont Terrace Annex No. 4, showing a division of same, as recorded in Book 974, page 97, said Register's Office, described as follows:

BEGINNING at the southerly margin of Primrose Circle, at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 223.5 feet to the northeasterly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way, South 39° 30' East, 106.5 feet to the northwesterly margin of a 15 foot alley; thence with said alley, North 42° 45' East, 100 feet, more or less, to the westerly line of Lot No. 13; thence with said line, northwardly 232.2 feet, more or less, to the southerly margin of Primrose Circle; thence with said Circle, southwestwardly 40 feet to the point of beginning.

BEING the same property conveyed to Kevin L. Anderson and wife, Mary Jo Anderson, by deed from Theodore Lee Allen and wife, Carolyn M. Allen, of record in Book 5305, page 482, said Register's Office.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is the following tract:

BEGINNING at a point in the east boundary of this property, said point being south 7 degrees 16 minutes east 197 feet along the said south boundary from its intersection with the south margin of Primrose Circle

(CONTINUED)

This is { unimproved ( ) improved (X) } property, known as 2926 Primrose Circle, Nashville, Tennessee 37212
(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 30th day of November, 19 79

Kevin L. Anderson
KEVIN L. ANDERSON

Mary Jo Anderson
MARY JO ANDERSON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin L. Anderson et ux, Mary Jo Anderson

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 Davidson County, Tennessee, this 30th day of November 1979

Commission expires 1/15/83

Elizabeth L. Mullins
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
KEVIN L. ANDERSON
and wife
MARY JO ANDERSON

TO
JOHN WESLEY GARDNER

F 66617

RUSH

IDENTIF. REFERENCE

DEC 5 2 43 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Prepared by:
Harris & Leach, P.C.
2 Music Circle South
Nashville, Tenn. 37203

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

at another point that is 563 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said east boundary south 7 degrees 16 minutes 35.0 feet to a point; thence south 47 degrees 25 minutes west 100.0 feet to a point in the east right of way of the Tennessee Central Railroad; thence along the said right of way north 34 degrees 39 minutes west 106.5 feet to a point; thence north 17 degrees 01 minutes east 85.0 feet to a point; thence south 57 degrees 38 minutes east 124.2 feet to the point of beginning and containing 12,720 square feet and is part of the same property conveyed by Billy Hairston and wife, to Christopher Phillips and wife, Elizabeth Phillips, of record in Book 4684 page 621, said Register's Office.

BEING the same property conveyed to the State of Tennessee by deed from Christopher Phillips and wife, Elizabeth Phillips, of record in Book 4850, page 694, said Register's Office.

9886

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			28500.00- CO	
			74.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.60-
9886A	12/05/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66617

IDENTIF. REFERENCE

DEC 5 2 43 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 729643