Prepared by: MEAD & MEAD, ATTORNEYS
101 Cumberland Office Building
Madison, Tennessee 37115

8617 12/29 84.50- CHECK

WARRANTY DEED

BOOK 5687 PAGE 256

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GUARDIAN INVESTMENTS	GUARDIAN INVESTMENTS	Map 83-9
821 Fatherland Street (NAME)	821 Fatherland Street (NAME)	Par. 338
Nashville, Tenn. 37206 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee 37206 (STREET ADDRESS)	23W-07925
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100

($10.00)---------- *Dollars,*

cash in hand paid by the grantee; GUARDIAN INVESTMENTS, a partnership, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption and agreement to pay the balance due and owing by virtue of a Deed of Trust executed by D. Wayne Davis, et al, to Mary Ann Clinard, Trustee, to secure to NASHVILLE ASBURY CREDIT UNION, the original amount of $13,000.00; of record in Book 5236, Page 533, Register's Office for Davidson County, Tennessee;

We, D. WAYNE DAVIS, and wife, PATRICIA DAVIS; and DAVID L. RICH, and wife, LINDA SUE RICH;

have this day bargained and sold, and do hereby transfer and convey unto the said GUARDIAN INVESTMENTS, a Partnership; composed of R. SUSAN GORDON and DIANE ENGLISH;

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of the Subdivision of the A.V.S. LINDSLEY 29-ACRE TRACT, as of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 50 feet on the southerly side of Gartland Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to D. Wayne Davis and David L. Rich, by deed from Ethel M. Maddin, a widow, Pauline Holman, et vir, Ernest Holman, of record in Book 5236, Page 531, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 5th day of December 19 80

Affiant

My commission expires: 1-31-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1410 Gartland Avenue, Nashville, Tennessee 37216
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 5th *day of* December *19* 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David L. Rich

Linda Sue Rich

D. Wayne Davis

Patricia Davis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* D. Wayne Davis and wife, Patricia Davis; and David L. Rich and wife, Linda Sue Rich,

the within named 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 Nashville *this* 5th *day of* December, *19*80

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Notary Public

Commission expires 1-31-81

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 .....

WARRANTY DEED

FROM

D. WAYNE DAVIS, ET AL

TO

GUARDIAN INVESTMENTS, a Partnership, composed of R. Susan Gordon and Diane English

G 20637

mail
envi

IDENTIF. REFERENCE

DEC 8 10 52 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5687 PAGE 258

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
			300. .00- CO	
			78.00 CO TX	
			.50 PRFE	
			6.00 WDE.D	
			CHECK 84.50-	
			B617A12/08/80 PAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.0.6 3 7

IDENTIF. REFERENCE

DEC 8 10 52 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 795937