THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike, Goodlettsville, Tennessee, 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
TERRY LYNN ELMORE (NAME)	SAME (NAME)	7-
Rt#2 Box 578 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par. 38 & 1
Goodlettsville Tn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN----------
----------($10.00)----------*DOLLARS*

BOOK 5720 PAGE 635

cash in hand paid, receipt of which is hereby acknowledged, including the assumption by the grantees of a certain Note and Deed of Trust at the Bank of Goodlettsville of record in Book 5514, Page 215, Register's Office for Davidson County, Tennessee, with a present balance of $11,796.33 with interest thereon at the rate of 12% per annum, payable in monthly installments of $183.65, the next payment due March 12, 1981 to be paid by grantees, with all remaining balance due October 12, 1982.

FEE $ CHECK

IDENTIF. REFERENCE

MAR 12 4 05 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

G 32975

James R. Gardner, Sr. and wife, Mae Christine Gardner, the grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* Terry Lynn Elmore and wife, Linda G. Elmore, 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 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 James R. Gardner, Sr. and wife, Mae Christine Gardner, of record in Book 5514, Page 213, 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 $ 11,796.33

Subscribed and sworn to before me, this the 11 day of March, 1981

Terry Lynn Elmore
Affiant

My commission expires 1 April 1984

Notary Public

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, and easement for ingress, egress and regress from and to the said service station 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 Terry Lynn Elmore and wife, Linda G. Elmore, their *heirs and assigns, forever.*

And we *do covenant with the said* Terry Lynn Elmore and wife, Linda G. Elmore *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 James R. Gardner, Sr, and wife, Mae Christine Gardner *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Terry Lynn Elmore and wife, Linda G. Elmore, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 7th *day of* March, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Gardner Sr.
James R. Gardner, Sr.
Mae Christine Gardner
Mae Christine Gardner
Terry Lynn Elmore
Terry Lynn Elmore
Linda G. Elmore
Linda G. Elmore

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 James R. Gardner, Sr. and wife, Mae Christine Gardner and Terry Lynn Elmore and wife, Linda G. Elmore

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 Goodlettsville, Tennessee, this 7th day of March, 19 81.

Rebecca L Sanders, Notary Public.

Commission Expires 8/21/82.

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

RECEIVED OF _____ BOOK 5720 PAGE 638

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

11796.33- CO
30.68 CO TX
.50 PRFEE
9.00 WDEED
CHECK 40.18-
4654A03/12/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G32975

IDENTIF. REFERENCE

MAR 12 4 05 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 811378