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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,790.00 Stephen L. Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 81

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen L. & Diane L. Reed (NAME)	Realty Mortgage Company (NAME)	82-3 Par.104
76 Nance Lane (STREET ADDRESS OR ROUTE NUMBER)	6755 Peach Tree Industrial Blvd.Suite (STREET ADDRESS)	200
Nashville, Tn. 37210 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30360 (CITY) (STATE) (ZIP)	20W-14425

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, Emile A. Gardner, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen L. Reed and wife, Diane L. Reed

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. 142 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Emile A. Gardner by deed from Pace Properties, Inc. of record in Book 5592, page 689, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Realty Mortgage Company of record in Book 5291, page 394, said Register's Office. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in said Register's Office.

This is ( ) unimproved (XX) improved property, known as 1112 North Second Street Nashville, Tennessee.
(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 my hand this 21st day of April, 19 81

Emile A. Gardner

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STATE OF TENNESSEE XX
XDavidsonX County California / Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emile A. Gardner

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 Los Angeles, California, this 1st day of April 19 81

OFFICIAL SEAL
MARIE TRAIN
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. Aug. 21, 1984

Commission expires Aug 21, 1984

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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

G 39777

WARRANTY DEED

FROM
Emile A. Gardner, unmarried

TO
Stephen L. Reed and wife,
Diane L. Reed

Prepared by: Title Guaranty, Inc.
Suite 218
645 Spence Lane
Nashville, Tennessee 37217
361-6679

IDENTIF. REFERENCE

APR 30 12 59 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

3161 04/30 57.98- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5739 PAGE 448

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
			19790.00- CO	
			51.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 57.98-	
3161A04/30/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 7 7 7

IDENTIF. REFERENCE

APR 30 12 59 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 819547