1887 08/12 13.00- CHECK

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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 $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1981

Notary Public

MY COMMISSION EXPIRES: 10/12/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Buck, Baker & Baker, 618 United American Bank Building, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Gardner, et ux. (NAME)	Same (NAME)	42-29
901 Nesbitt Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	42/6-14
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-33180&11D-36545

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, Raymond C. Walker, Jr. and wife, Marilyn D. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Gardner and wife, Mildred A. 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:

Being a tract or parcel of land in the 11th Civil District, Davidson County, Tennessee, and more particularly described as Tract 50A in a survey by Howard George and Associates, dated July 28, 1981, as follows:

Beginning at a concrete monument found (the Southeast corner of Lot 49 and the Southwest corner of Lot 50, on the plan of Section Two, Bonnie Brae Subdivision, of record in Book 2330, page 123, R.O.D.C.); thence S 75°49'10" E, 220.72 feet to a concrete monument set on the West right-of-way of Falcon Drive; thence S 83°14'30" W, 219.51 feet to a concrete monument set; thence N 2° 51' 30" E, 80.00 feet to the beginning, containing 0.199 acres more or less.

Being a part of the same property conveyed by deed to Ray Walker and Marilyn D. Walker from Mrs. Bessie M. Buchanan of record in Deed Book 5770, page 906, said Register's Office.

This conveyance is subject to a vendors lien set forth and described in the installment deed from Bessie M. Buchanan to Raymond C. Walker, Jr. and wife, Marilyn D. Walker, of record in book 5770, page 906, Register's Office for Davidson County, Tennessee which the Grantor agrees to pay in full and the Grantors specifically agree to indemnify and hold harmless the Grantees from same.

This is unimproved (X) improved ( ) property, known as 901 Nesbitt Lane, Madison, Tennessee 37115
(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 10th day of August, 1981

Raymond C. Walker, Jr.

Marilyn D. Walker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peggie G. Robertson, a Notary Public in and for said County and State, the within named Raymond C. Walker, JR. and Marilyn D. Walker

the bargainor, 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 Madison, Tennessee, this 10th day of August 19 82

Commission expires 10-17-82

Peggie G. Robertson
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 _____ 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

Raymond C. Walker, Jr., et ux.

TO

James T. Gardner, et ux.

G 5 4 9 0 2

IDENTIF. REFERENCE

AUG 12 11 15 AM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			2500.00- CO	
			6.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	13.00-
1807A08/12/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 12 11 15 AM '81

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

No. 837600