FORM NO. WB-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,370.79

Charles Michael Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 81

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles Michael Gardner and Mary Myatt Gardner (NAME)	TVB Mortgage Corporation (NAME)	Map 41/11
1317 Cheshire Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 2546 (STREET ADDRESS)	Parcel 16
Nashville, Tn. 37207 (CITY) (STATE) (P O ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	12D-39365

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, Ronald A. Drake and wife, Christine H. Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Michael Gardner and wife, Mary Myatt Gardner, as tenants by the entirety

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. 458 on the Plan of Bellshire Estates, Section "B", as of record in Book 2331, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald A. Drake and wife, Christine H. Drake by deed from Thomas H. Wilburn and wife, Gloria A. Wilburn, of record in Book 3888, page 10, Register's Office for Davidson County, Tennessee.

FOR AND in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 22, 1958, and filed for record September 23, 1958, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 2829, page 483, and note of even date thereby secured, in the original principal amount of $13,500.00 payable to TVB Mortgage Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

THE GRANTEE further hereby assumes the obligations of James Edward Smith and wife, Betty Ann Smith under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance is the indebtedness above mentioned.

THIS conveyance is subject to restriction of record in Book 2542, page 415 and Book 2745, page 409, said Register's Office and such easements and setback lines as shown on the plan of record in Book 2331, page 128, said Register's Office.

Escrow Account and insurance to be transferred to Grantees.

unimproved ( )
This is improved (XX) property, known as 1317 Cheshire Drive (House Number) (Street) Nashville, Tennessee 37207 (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 hand s/ this 26th day of September, 19 81

Ronald A. Drake

Ronald A. Drake

Christine H. Drake

Christine H. Drake

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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 Ronald A. Drake and wife, Christine H. Drake

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 Nashville, Tennessee, this 26th day of September 19 81

Commission expires 5-8-82

Notary Public

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

G 6 1 7 9 4

WARRANTY DEED

FROM
Ronald A. Drake and wife,
Christine H. Drake

TO
Charles Michael Gardner and wife,
Mary Myatt Gardner

IDENTIF. REFERENCE

SEP 29 1 43 PM '81

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 24

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

9/28 119.34 CHECK

343

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

43370.79- CO
112.64 CO TX
.50 PRFEE
6.00 MDELD
CHECK 119.34-.
0343A09/29/81 34L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G61794

IDENTIF. REFERENCE T

SEP 29 1 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 845748