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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 $ 57,942.82

J Kevin Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF FEBRUARY, 19 82

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. KEITH GARDNER, et ux (NAME)	VNB MORTGAGE CORPORATION (NAME)	150-6
3073 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	Box 26388 (STREET ADDRESS)	68
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23275 (CITY) (STATE) (ZIP)	2D-37888

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, DAVID L. DYE and wife, LOIS DYE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. KEITH GARDNER and wife, LESLIE S. 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:

LAND in Davidson County, Tennessee, being Lot No. 143 on the Plan of Cherry Hills, Section 9, of record in Book 4660, page 129, Register's Office for said County.

SAID Lot No. 143 fronts 90.0 feet on the southerly side of Anderson Road, and extends back 145.61 feet on its westerly line and 146.07 feet on its easterly line to a line in the rear measuring 88.60 feet thereon.

BEING the same property conveyed to David L. Dye and wife, Lois Dye by deed from Harry Thomas Grimaldi and wife, Rebecca Sue Grimaldi, of record in Book 5286, page 844, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings and Loan Association, of record in Book 4952, page 860, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby trnasferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3073 Anderson Road, Nashville, Tennessee 37217
(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 hand s this 19th day of February, 19 82

David L Dye
DAVID L. DYE

Lois Dye
LOIS DYE

532

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DAVID L. DYE and wife, LOIS DYE,

the bargainor__S__, 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 19th day of February, 19 82.

Commission expires 4-17-85

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 (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
DAVID L. DYE, et ux

LOIS DYE

TO
J. KEITH GARDNER, et ux

LESLIE S. GARDNER

PLEASE FILE BOX "7"

G 80566

IDENTIF. REFERENCE

FEB 22 1 15 PM '82

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3662 02/22 157.74- CHECK

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			57542.02-	CO
			150.54	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 157.04-
			3682A02/22/82	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G80566

IDENTIF. REFERENCE

FEB 22 | 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 868151