WARRANTY DEED

BOOK 5894 PAGE 773

THIS INSTRUMENT WAS PREPARED BY File

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jane Gardner Jones (NAME)	Jane Gardner Jones (NAME)	
Highland Avenue (STREET ADDRESS OR ROUTE NUMBER)	Highland Avenue (STREET ADDRESS)	159-94
Selma, Tennessee (CITY) (STATE) (P. O. ZIP)	Selma, Tennessee (CITY) (STATE) (ZIP)	

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, HOWARD GARDNER and ALLEEN P. GARDNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE GARDNER JONES

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 described according to the survey of McConnell Engineering dated September 27, 1974, as follows:

Beginning at an iron pin in the northerly margin of Old Hickory Boulevard, 2092.93 feet from the intersection of the northerly margin of Old Hickory Boulevard and the easterly margin of Granny White Pike; thence 55° 14' E. with Carl Gardner's west line 670.60 feet; thence parallel with Old Hickory Boulevard westerly 319.0 feet to a private 50 foot right-of-way; thence north 5° 14' west 431.0 feet to a point in the northerly margin of Old Hickory Boulevard; thence with said margin of Old Hickory Boulevard, north 82° 51' E. 319.0 feet to the point of beginning, containing 3.2 acres, more or less.

Being part of the same property conveyed to Howard Gardner, et ux, by deeds of record in Book 943, Page 295, Register's Office for Davidson County, Tennessee, and Book 2196, Page 279, Register's Office for Davidson County, Tennessee.

G.94457

TENNESSEE REFERENCE

JUN 7 10 58 AM '82

FELIX Z. HASSAI REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as (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 successors, assigns 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 4th day of June, 1982

Howard Gardner

Alleen P. Gardner

BOOK 5894 PAGE 774

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty L. Morris, a Notary Public in and for said County and State, the within named Howard Gardner and Alleen P. Gardner, 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 4th day of June, 19 82

Commission Expires: 10-20-85

Betty L. Morris
Notary Public

STATE OF)
COUNTY OF)

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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
HOWARD GARDNER

ALLEEN P. GARDNER
TO
JANE GARDNER JONES

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 20,000.00
Twenty Thousand and 00/100 Dollars

Subscribed and sworn to before me this 4th day of June, 1982

Howard Gardner

My Commission Expires: 10-20-85

Betty L. Morris
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5894 PAGE 775

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
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.50-
			1143A06/07/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 4 4 5 7

IDENTIF. REFERENCE

JUN 7 10 58 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 884950