Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 5929 PAGE 716

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grace D. Gardner	same	117-1E
(NAME)	(NAME)	
102 Hanover Square		#2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		7DA-4820
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

SARA DAVIS HANCKEL and husband, RICHARD W. HANCKEL

have this day bargained and sold, and do hereby transfer and convey unto the said

GRACE D. GARDNER

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 1 on Hanover Square Condominiums, of record in Book 5200, page 39, as revised in Book 5200, page 76 and Book 5210, page 146, said Register's Office, and described in a Master Deed recorded in Book 5380, page 164, said Register's Office, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Hanover Square Condominiums, contained in the Master Deed of record in Book 5380, page 164, and the By-Laws in Book 5380, page 202, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sara Davis Hanckel by deed from Fox Builders, Inc. of record in Book 5456, page 769, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 210,000.00

Subscribed and sworn to before me, this the 25th day of August, 1982

Affiant Grace D. Gardner

My commission expires: 1/20/85 (Affix Seal)

Notary Public Gail Pigg

This is improved (X) property, known as 102 Hanover Square, Nashville, Tennessee (House Number) (Street) P.O. Address: (City or Town)

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1982 taxes; plan of record in Bk.5200,p.39,as revised in Bk.5200,p.76 & Bk.5210,p.146;easement in Bk.5287,p.944;easement in Bk.5565,p.956;encroachment of drive onto property as shown on survey by John Kohl,dated 6-20-79,and as set out above.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 25th *day of* August, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sara Davis Hanckel
Sara Davis Hanckel

Richard W. Hanckel
Richard W. Hanckel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Sara Davis Hanckel and husband, Richard W. Hanckel

*the within named 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* 25th *day of* August, *19*82

Commission expires 1/20/85 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

H 0 5 9 6 T

IDENTIF. T REFERENCE

AUG 26 1 48 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5700 08/26 552.50- CHECK

WARRANTY DEED

FROM
Sara Davis Hanckel and husband,

TO
Grace D. Gardner

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

210000.00- CO
546.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 552.50-
5700A08/26/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 9 6 1

IDENTIF. REFERENCE

AUG 26 1 48 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898980