STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 267,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Dec. 1982
Deputy Register

BOOK 5978 PAGE 541

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1982.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Oct. 15, 1983

THIS INSTRUMENT WAS PREPARED BY
BONE & WOODS, P.C., 10th Floor, US Bank Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Darragh, Jr. (NAME)	American General Mortgage Company (NAME)	116-11-93
319 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 1375 (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Houston, Texas 77001 (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, I, GRACE D. GARDNER, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM R. DARRAGH, JR. AND WIFE MYRNA H. DARRAGH

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 the 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being the northwesterly 200 feet of Lot No. 41 on the Plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County.

SAID Part of Lot No. 41 fronts 200 feet on the southwesterly side of Lynwood Boulevard and runs back between lines 309 feet on the northwesterly line and 313 1/2 feet, more or less, on the southeasterly line to the northeasterly margin of Royal Oaks Avenue, measuring 200 feet thereon.

BEING the same property conveyed to Edwin S. Gardner and Grace D. Gardner, as tenants in common with no right of survivorship, and not as tenants by the entireties, by deed from Edwin S. Gardner, and wife, Grace D. Gardner, as tenants by the entireties, of record in Book 5121, Page 182, Register's Office for Davidson County, Tennessee. The said Edwin S. Gardner having since died, and devised said property to Grace D. Gardner, as devisee under his will of record in will book 130, page 56, Probate Clerk's Office for Davidson County, Tennessee.

TOGETHER with all of the Grantor's right, title and interest in and to a portion of Royal Oaks Drive which abuts the above-described property and which has been abandoned by the City of Belle Meade, Tennessee, by Ordinance No. 80-5.

This is unimproved ( ) improved (X) property, known as 319 (House Number) Lynwood Boulevard (Street) Nashville, Tennessee 37205 (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 my hand this 16th day of December, 19 82

Grace D. Gardner
GRACE D. GARDNER

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 GRACE D. GARDNER

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December 19 82

Commission expires ~~My Commission Expires~~ Oct. 15, 1983

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

WARRANTY DEED

FROM
GRACE D. GARDNER

TO
WILLIAM R. DARRAGH, JR. AND WIFE
MYRNA H. DARRAGH

H 2 T 8 5 4

IDENTIF. REFERENCE

DEC 16 3 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

12/16 702.00 CHECK

5964

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
			267500.00- CO	
			695.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	702.00-
5844A	12/16/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 21854

IDENTIF. REFERENCE

DEC 16 3 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916108