BOOK 5990 PAGE 368

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IDENTIF. REFERENCE

JAN 10 8 21 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,477.13

Ben Anderson Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 83.

Patricia S. Spicer
Notary Public

MY COMMISSION EXPIRES: 7-17-83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA S. SPICER
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Anderson Allen (NAME)	SAME (NAME)	23W-7925
618 Boxcabel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-9-338
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(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, Guardian Investments, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben Anderson Allen

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. 83 on the plan of the Subdivision of the A.V.S. Lindsley 29-acre tract, of record in Book 57, page 66, Register's Office for said County.

SAID Lot No. 83 fronts 50 feet on the southerly margin of Gartland Avenue and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Guardian Investments, a partnership, composed of R. Susan Gordon and Diane English by deed from D. Wayne Davis and wife, Patricia Davis and David L. Rich and wife, Linda Sue Rich, of record in Book 5687, page 256, Register's Office for Davidson County.

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 Deed of Trust to Nashville Asbury Credit Union of record in Book 5236, page 533, and a note secured by a Deed of Trust to D. Wayne Davis and David L. Rich, of record in Book 5687, page 259, both in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deeds of Trust are hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 1410 Gartland Avenue, Nashville, Tennessee
(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 my hand this 6th day of January, 19 83

R. Susan Gordon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
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

TO

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared R. Susan Gordon, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a partner of Guardian Investments, the within named bargainor, a partnership, and that she as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and seal, this 6th day of January, 1983.

Patricia A. Spicer
Notary Public

My Commission Expires: 7-17-83

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

BOOK 5990 PAGE 370

RECEIVED OF _____

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
			34477.13- CO	
			65.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	96.20-
			9972A01/10/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 5 1 6 1

IDENTIF. REFERENCE

JAN 10 8 21 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 920081