File Box 43

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 1983

Notary Public

MY COMMISSION EXPIRES 4-28-84

BOOK 6125 PAGE 251

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Arthur P. Gardner (NAME)	The Kissell Company (NAME)	95-8
154 Spring Valley Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	201
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	3DZ 16519

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, Metropolitan Federal Savings & Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur P. Gardner and wife Novella J. 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. 4 on the Plan of Bluefield Square, Section I, as of record in Book 5200, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 80 feet on the southerly margin of Spring Valley Road and extends back 141.35 feet on the easterly line and 137.99 feet on the westerly line to a dead line in the rear measuring 80.07 thereon.

Being the same property conveyed to Metropolitan Federal Savings & Loan Association by deed from Union Financial Corporation of record in Book 5995, page 372, Register's Office for Davidson County, Tenn.

THIS conveyance is subject to any and all existing restrictions and easements of record.

H 7.0 1 7.9

IDENTIF. REFERENCE

AUG 30 10 07 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

08/30/83 245.70 CHECK

This is unimproved ( ) improved (XX) property, known as 154 Spring Valley Road (House Number) (Street) Nashville, Tenn. 37214 (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 seised 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 26TH day of AUGUST, 1983

Metropolitan Federal Savings & Loan Association

BY: Ronald G. Gizzard V.P.

Ronald G. Gizzard, Vice President

3396

STATE OF TENNESSEE }

BOOK 6125 PAGE 252

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 }
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald G. Gizzard and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice President and _____ respectively of the Metropolitan Savings & Loan Asso the within named bargainor, a corporation, and that (he) (they) as such Vice President 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 Ronald G. Gizzard as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 26TH day of MAY, 1983.

My commission expires 10-15-83

Heather Potts
Notary Public

WARRANTY DEED

FROM

Metropolitan Savings & Loan Asso

TO

Arthur P. Gardner

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6125 PAGE 253

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			92000.00- CO	
			239.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	245.70-
3396A	08/30/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0 1.7.9

IDENTIF. REFERENCE

AUG 30 10 07 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974810