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BOOK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15000.00

Katherine Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 84

Notary Public

MY COMMISSION EXPIRES: 2-15-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 9000 E. Church St., Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Gardner et ux Ada Mai Gardner (NAME) 299 Haywood Lane (STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37211 (CITY) (STATE) (P. O. ZIP)	New Owner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	162 on 3 SINE 160

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, EZELL, MITCHELL & PARTNERS, a Tennessee General Partnership consisting of Houston T. Ezell and Harold Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT R. GARDNER AND WIFE, ADA M. 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 29 on the Plan of Dreamland Estates Southeast, Section 1, as of record in Book 5200, Page 646, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Ezell, Mitchell & Partners, a Tennessee General Partnership consisting of Houston T. Ezell and Harold D. Mitchell by deed from R. B. Woodroof, Sr. and wife, Margaret D. Woodroof of record in Book 6019, Page 238, Register's Office for Davidson County, Tennessee and by deed from Vernon M. Williams and Son Construction, Inc. of record in Book 6136, Page 79, said Register's Office.

This instrument is made subject to Restrictive covenants of record in Book 6192, Page 926, said Register's Office, the Plan of record in Book 5200, Page 646, said Register's Office, to which reference is made and which contains certain setback lines and easements thereon, and to all applicable local government planning, building and zoning regulations.

This instrument was prepared from information furnished by Houston T. Ezell.

This is (unimproved (X) improved ( )) property, known as Cedarmont Circle Nashville, Tn
(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 its hand this 15th day of May, 19 84

EZELL, MITCHELL & PARTNERS

Houston T. Ezell
HOUSTON T. EZELL, Partner

Harold Mitchell
HAROLD MITCHELL, Partner

7179

STATE OF TENNESSEE
Davidson County

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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

I 2 2 6 2 5

WARRANTY DEED

FROM
EZELL, MITCHELL & PARTNERS

TO
ROBERT GARDNER AND WIFE,
ADA MAI GARDNER

IDENTIF. REFERENCE

MAY 17 9 46 AM '84

REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Houston T. Ezell and Harold D. Mitchell with whom I am personally acquainted,* and who upon oath, acknowledged themselves to be partners of Ezell, Mitchell & Partners, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 15th day of May, 1984.

*or proved to me on the basis of satisfactory evidence.

DOUGLAS L. STOVALL NOTARY PUBLIC STATE OF TENNESSEE

_____
NOTARY PUBLIC

My commission expires: 7/21/85

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

15000.00- CA'IT.
39.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 45.50-
7179405/17/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12:26:25

IDENTIF. REFERENCE

MAY 17 9 46 AM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0036674