This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald E. Gardner	First Federal Savings Bank of Tennessee	
(NAME)	(NAME)	
205-B, 1900 Richard Jones Road	308 North Jackson Street	MAP 117-15A
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Tullahoma, Tennessee 37388	PARCEL 73
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6307 PAGE 663

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

Cash in hand paid by Donald E. Gardner and wife, Joanne Gardner and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Susan E. Pritchett, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Donald E. Gardner, and wife,

Joanne Gardner

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follow

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Parcel No. 73, being Unit No. B-205 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan E. Pritchett by deed from Ervin M. Entrekin, Trustee of record in Book 5347, page 376, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Easements in favor of Metropolitan Government for sanitary sewers and/or storm drainage of record in Book 3879, page 569; (3) All matters appearing on the Plan of record in Plat Book 5200, page 64; (4) Common area covenants for The Green Hills Terrace, of record in Book 5304, page 702; and (5) Easement for common use of record in Book 4320, page 896, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 18th day of May, 19 84

Affiant

My commission expires 7/31/85 (Affix Seal)

Notary Public

205-B, 1900 Richard Jones Road, Nashville, Tennessee 37215

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P.O. Address. (City or Town)

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

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 18th *day of* May, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Susan E. Pritchett

Susan E. Pritchett By Landon V. Smart att'y in fact

Attorney-in-Fact for the said Susan E. Pritchett by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Judy Dobbs, *a Notary Public in and for said County and State,* Susan E. Pritchett, unmarried

the within named 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* 18th *day of* May, *19*84.

Ellen K. Scott
Notary Public

Commission expires 4-19-87

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

On this 18th day of May, 1984, before me personally appeared Landon K. Smart, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Susan E. Pritchett, and acknowledged that he executed the same as the free act and deed of the said Susan E. Pritchett.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of May, 1984.

Ellen K. Scott
Notary Public

My commission expires:

4-19-87

WARRANTY DEED

FROM
Susan E. Pritchett

TO
Donald E. Gardner et ux

IDENTIF. REFERENCE

RECEIVED
JUN 4 3 55 PM '84
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

I 2 6 6 6 7

RETURN TO:
FIRST TITLE & ESCROW COMPANY, INC.
P. O. BOX 926
BRENTWOOD, TENNESSEE 37027
File Box #38

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

365[illegible].00- CAMT.
94.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 101.40-
R36DA06/04/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

126677

IDENTIF. REFERENCE

JUN 4 3 35 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0041444