7321 07/30 [illegible]

I 39319

BOOK 6347 PAGE 791

RUSH

IDENTIF. REFERENCE

JUL 30 8 57 AM '84

[illegible] 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 $ 45,000.00

W. K. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1984

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: April 19, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William B. Bruce, Attorney, 1610 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Ken Gardner, A Single Person (NAME)	Same (NAME)	135
2961 Ned Shelton Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	188
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D 47100

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, Margaret Keith McClendon, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Ken Gardner, A Single Person

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 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 9 and 10 on the Plan of the lands of M. Dennison, deceased, as of record in Book 161, page 41, Register's Office for said County, described together according to a survey made by Dorris E. Boner, January 14, 1960, as follows:

BEGINNING in the center of Ned Shelton, formerly Steele Road at the intersection of the center line of said Road and the southern boundary line of the property conveyed to S. B. Gardner and wife, by deed from T. B. Hardy and wife, of record in Book 702, page 281, said Register's Office; thence with said Gardner's southern boundary line westwardly 1561.2 feet to an iron pin, South 6° east 899.25 feet to an iron pin and north 89° 30' east 1002.4 feet to an iron pin; thence north 21° west 470.5 feet to an iron pin; thence north 67° east 315.4 feet to an iron pin; thence north 58° east 249.8 feet to the center of said Road; thence with same, northeastwardly 265 feet to the beginning.

BEING the same property conveyed to Orville McClendon and wife, Margaret Keith McClendon, by deed from E. D. Shelton and wife, Lois Thomason Shelton, of record in Book 3027, page 451, Register's Office for Davidson County, Tennessee. The said Orville McClendon having since died.

This is unimproved ( ) improved (XX) property, known as 2961 (House Number) Ned Shelton Road (Street) Nashville (P. O. Address) 37214 (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 ~~and seal~~ this 23rd day of July, 1984

Margaret Keith McClendon
MARGARET KEITH McCLENDON, A Widow

STATE OF TEXAS
COUNTY OF Dallas

BOOK 6347 PAGE 792

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Keith McClendon, A Widow

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 Dallas, Texas, this 23 day of July 19 84

MERLE O. HELDMAN, Notary Public
In and for the State of Texas
My Commission Expires: 10-31-84

Commission expires

Merle O. Heldman
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
MARGARET KEITH McCLENDON,
A Widow

TO
W. KEN GARDNER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6347 PAGE 793

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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 123.50-
7621A07/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 39319

IDENTIF. REFERENCE

JUL 30 8 57 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0056553