BOOK 6423 PAGE 150

FORM NO. WD-1

13990

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$24,500.00 Margaret Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 19 84

Notary Public

MY COMMISSION EXPIRES: 4-15-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY E. GARDNER (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP 81-6
2015 24th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite #200 (STREET ADDRESS)	PARCEL 332
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	08DA-12820

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, HEIRS OF NINA MAE SMITH Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY E. 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 part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING on the westerly margin of 24th Avenue North 213 feet southerly from from the southerly margin of the New Hydes Ferry Road; thence with the westerly margin of 24th Avenue North, southwardly 64 feet; thence westwardly 200 feet to the easterly line of the Mamie Santi Hall property; thence with said line northwardly 76 feet to a point 101.5 feet southerly from the southerly margin of an alley; thence eastwardly 200 feet to the beginning.

BEING the same property conveyed to Nina Mae Smith, A Widow by deed from Louis H. Martin and wife, Margaret Heer Martin of record in Book 3279, page 633, Register's Office for Davidson County, Tennessee. The said Nina Mae Smith having since died.

I.6.2.7.0.9

IDENTIFICATION REFERENCE

Nov 9 10 05 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved ( ) unimproved ( ) property, known as 2015 24th Ave. North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

X

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 his hand this 22nd day of October, 19 84

Annie Mai Rosenberg

X Beatrice L. Crump

HEIRS OF NINA MAE SMITH

X William A. Smith by Beatrice L. Crump atty in f.

Martha Ruth Fitzpatrick

3107

STATE OF TENNESSEE
Davidson County

BOOK 6423 PAGE 151

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HEIRS OF NINA MAE SMITH Deceased

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 Nashville, Tennessee, this 22nd day of October 19 84

Commission expires 4-19-87

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 HEIRS OF NINA MAE SMITH

TO DANNY E. GARDNER

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 1984, before me personally appeared BEATRIC S. CRUMP, to me known to be the person who executed the foregoing instrument in behalf of WILLIAM A. SMITH, as his attorney in fact, and a acknowledged that she executed the same as the free act and deed of the said WILLIAM A. SMITH, as though he personally had acted.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1984.

COMMISSION EXPIRES:

4-19-87

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF

FOR

BOOK 6423 PAGE 152

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

24500.00- CONT.
63.70 COSTAX
.50 PRFEE
6.00 WDEED
CHECK 70.20-
6107A11/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:6.2.7:09

IDENTIF. REFERENCE

Nov 9 10 06 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0084179