BOOK 6713 PAGE 18 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,749.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 1985

Notary Public

MY COMMISSION EXPIRES: 9/21/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Garnett L. Gardner, Jr. (NAME)	Molton, Allen & Williams (NAME)	MAP 148-05
556 Castlegate Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	PARCEL 176
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	

FOR AND 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, James Ricky Connors and wife, Cathy Connors and B. W. Johnson and wife, Nancy Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garnett L. Gardner, Jr. and wife, Carolyn Jones 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.

BEING Lot No. 37 on the Plan of Haywood Heights, Section 2, of record in Book 2663, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Ricky Connors and B.W. Johnson by deed from Timothy W. Smith, Sr. and Tammy M. Smith, of record in Book 5710, page 735, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Timothy W. Smith, Sr. and wife, Tammy M. Smith, to Wilkins, Adams & Spicer, Attys., Trustee, for Molton, Allen & Williams, Inc., dated August 27, 1979, and filed for record in Book 5492, Page 288, Register's Office for said County, with an unpaid principal amount of approximately $36,749.98, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Power of Attorney of record in Book 6713, Page 47, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5492, Page 281, and Book 2640, Page 447, Register's Office for said County.

This Conveyance is subject to a Sewer Easement of Record in Book 6434, Page 957, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 352 Leo Lane, (House Number) (Street) Nashville, TN 37211 (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 heir 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 covey 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 our hand s this 18th day of November, 85

Cathy Connors

James Ricky Connors by Cathy Connors Attorney in Fact

Nancy Johnson

B. W. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Connors and B. W. Johnson and wife, Nancy Johnson, (or proved to me on the basis of satisfactory evidence) the bargainor s, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 19 85.

Commission expires 9/9/89

Patricia Nicholls
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths / himself / themselves) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

54322

IDENTIFICATION REFERENCE

Nov 20 10 11 AM '85

FELIX Z. HASKINS, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

James Ricky Connors
Cathy Connors
B. W. Johnson

TO

Garnett L. Gardner, Jr.
Carolyn Jones Gardner

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Connors, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of James Ricky Connors as his Attorney in Fact as the free act and deed of the within named James Ricky Connors.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1985.

Patricia Nicholls
Notary Public

My Commission expires: 9/9/89

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

11/25/85

8260

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

44749.00- CAPT.
116.22 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 122.72-
8260A11/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 3 2 2

IDENTIFICATION REFERENCE

Nov 20 10 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193430