FILE NO. 17485 BOOK 6729 PAGE 241 FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,398.14

X John A. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF DECEMBER, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/9/86
(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
JOHN A. GARDNER et ux (NAME)	THE RICHARD GILL COMPANY (NAME)	73-1-243
3949 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 758 (STREET ADDRESS)	15DZ-35635
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	San Antonio, Texas 78293 (CITY) (STATE) (ZIP)	

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, RONEY F. HARTLEY and wife, BETTY S. HARTLEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. GARDNER and wife, TERRI 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 No. 14 on the Plan of Moss Rose Heights Subdivision, Section 2, of record in Book 1424, page 109, Register's Office for said County.

SAID Lot No. 14 fronts 100 feet on the southwesterly margin of Moss Rose Drive and extends back 199.9 feet on the southeasterly line and 200 feet on the northwesterly line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Roney F. Hartley and wife, Betty S. Hartley by deed from Brian L. Crane and wife, Ceile H. Crane of record in Book 6543, page 902, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to DOMINION BANCSHARES MORTGAGE CORPORATION, of record in Book 6523, Page 579, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 3949 Moss Rose Drive, Nashville, Tennessee 37216
(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 seised 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 our hands this 6th day of December, 19 85

Roney F. Hartley
RONEY F. HARTLEY

X Betty S. Hartley
BETTY S. HARTLEY

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named RONEY F. HARTLEY and wife, BETTY S. HARTLEY,

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 6th day of December, 19 86.

Commission expires 10/19/86

_____
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

RONEY F. HARTLEY and wife,

BETTY S. HARTLEY

TO

JOHN A. GARDNER and wife,

TERRI M. GARDNER

DEC 9 11 47 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

IDENTIFY REFERENCE

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

5 9 0 4 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6729 PAGE 243

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

[illegible] CASH
206.44 CHECK
.50 PRFEE
0.00 MTG TX
CHECK# 912.94-
3913A12/06/85 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59041

IDENTIFICATION REFERENCE

Dec 6 1 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 198957