BOOK 6840 PAGE 961 FORM NO. WD-1

BDK 24

File Box 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$6,500.00 + Norma J. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 86.

Notary Public

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James C. & Norma J. Gardner (NAME)	Same (NAME)	Map 174
226 -A Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 099
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	05D-23460

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, W. K. Gardner and Pattygale G. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Gardner and wife, Norma J. 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 Tract 1 on the Subdivision of W. K. Gardner Farm, of record in Book 5190, page 199, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly right-of-way of Pettus Road, approximately 1690 feet South of the centerline of Preston Road; thence with the said right-of-way S4°55'W, 61.4 feet to an iron pin at a fence corner; thence N71°23'W, 220.0 feet to an iron pin at a fence corner; thence S7°20'E, 471.0 feet to an iron pin in a fence; thence N84°22'W, 300.1 feet to a stake in a fence; thence N6°48'E, 499.5 feet to an iron pin in a fence; thence S89°26'E, 200.0 feet to an iron pin; thence S71°17'E, 204.0 feet to an iron pin, the point of beginning, containing 3.06 acres, more or less.

BEING the same property conveyed to W. K. Gardner and wife, Patty G. Gardner by deed from Carroll Maxwell and Addelee Maxwell Yates of record in Book 4904, page 320, Register's Office for Davidson County, Tennessee. The said parties having since been divorced and the property is vested as tenants in common.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the following Restrictive Covenants:
1. No trailer or mobile home may be used as temporary or permanent living quarters.
2. No swine or commercial poultry may be kept on property.
3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tract.

unimproved ( )
This is improved (X) property, known as 226-A Pettus Road Antioch, TN 37013
(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 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 this 20th day of March, 19 86

4/2/86 W. K. Gardner

W. K. Gardner

Pattygale G. Gardner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named W. K. Gardner and Pattygale G. Gardner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th 2nd day of March 19 86.

Commission expires 5/13/89

Gene W. Floyd
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

W. K. Gardner

TO

James C. Gardner and wife,

Norma J. Gardner

IDENTIFICATION REFERENCE

93625

APR 29 9 56 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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
			6500.CO- CAMT.	
			16.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	23.40-
			7975A04/29/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95625

IDENTIFICATION REFERENCE

APR 29 9 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241942