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FILE BOX 11

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Joe H. Gardner, et ux (NAME)	Regency Mortgage, Inc. (NAME)	59-9-86
4064 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	260 Regency Court (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP CODE)	Waukesha, WI 53186 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN----------$10.00---------- 00/100 DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged

We, James H. Summers, Jr. and wife, Marion L. Summers

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN JUN 12 11 52 AM '86 IDENTIFICATION REFERENCE 09961

have bargained and sold, and by these presents do transfer and convey unto the said Joe H. Gardner and wife, Shirley J. Gardner

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 139 on the Map of Haynes Estates, Section 3, as of record in Book 4175, page 80, Register's Office for said County.

Beginning at a point in the northeasterly margin of Lytle Drive, said point being the common corner of Lots Nos. 138 and 139; thence in a northwesterly direction along the said margin of said Drive, 96.22 feet to a point, the beginning of a curve to the right; thence around said curve in a northeasterly direction 39.27 feet to a point in the southeasterly margin of Boyd Drive; thence along the said margin of said drive, and with a slight curve, and in a northeasterly direction 77.31 feet to a point at the common corner of Lots Nos. 139 and 140; thence in a southeasterly direction along the dividing line between said Lots 105.12 feet to a point in the northwesterly line of Lot No. 138; thence along the dividing line between Lots Nos. 138 and 139, and in a southwesterly direction 104.65 feet to a point in the northeasterly margin of Lytle Drive, the point of beginning.

Being the same property conveyed to James H. Summers, Jr. by deed from W. L. Brainbridge Company of record in Book 4419, page 123, Register's Office for Davidson County, Tennessee, and pursuant to divorce decree of record in Minute Book 109B, page 1168, 4th Circuit Court for Davidson County, Tennessee, a certified copy of said decree being of record in Book 5650, page 405, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4064 Boyd Drive (House Number) (Street)
Nashville, TN 37218
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 30th day of May, 1986.

James H. Summers Jr. — JAMES H. SUMMERS, JR.

Marian L. Summers — MARIAN L. SUMMERS

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Summers, Jr. and wife, Marian L. Summers

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30th day of May, 19 86.

My commission expires 1-19-88 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 59,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe H Gardner

Sworn to and subscribed before me
this 30th day of May, 19 86.

My commission expires 1-19-88 Notary Public

This instrument was prepared by:

MANSON, JACKSON & ASSOCIATES, 939 Jefferson Street, Nashville, TN 37208
Name Address

WARRANTY DEED

FROM
JAMES H. SUMMERS, et ux

TO
JOE H. GARDNER, et ux

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

59000.00- CNVT.
153.40 CSTAX
.50 PRFE
6.00 WDEED
CHECK 159.90-
4831A06/12/86 BAL .0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09961

IDENTIFICATION REFERENCE

JUN 12 11 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258429