BOOK 6921 PAGE 16 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1986

Notary Public

MY COMMISSION EXPIRES: 4-14-87

(AFFIX SEAL)

File # 18425
Loan # 061906-0

Box 7

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
SILAS PHILLIP GARDNER (NAME)	CityFed Mortgage Company (NAME)	MAP 108-12
3231 Lakeford Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PAR 22
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	3D-86234

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, ELM HILL BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SILAS PHILLIP GARDNER and wife, BETTY L. 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. 61A, Zone Lot Divison Lots 32, 35, 36, 61, of Section Three, of East Lake Subdivision, as of record in Book 5200, page 650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Elm Hill Builders, Inc., by Quitclaim Deed from Clarence W. Pardue and wife, Susan W. Pardue, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

2 1 7.9 4

IDENTIFICATION REFERENCE

JUL 17 2 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/17 19.90 - CHECK

This is unimproved (X) improved ( ) property, known as 3231 Lakeford Drive, Nashville, TN 37214
(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 their hands this 30th day of June, 1986

By: Eugene P. Davis

3734

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Eugene P. Davis

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President

_____of the ELM HILL BUILDERS, INC.

a corporation, and that he as such President _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

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

_____Notary Public

Commission Expires 4-19-87

WARRANTY DEED

FROM

ELM HILL BUILDERS, INC.

TO

SILAS PHILLIP GARDNER

BETTY L. GARDNER

Saturn & Mazer, Attorneys
Row 1
Box 7

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

600[illegible] .[illegible] CASH
190.40 STax
.50 RFEE
6.00 MORT
SUBTL 196.90
8734A07/17/86 3[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2179.4

IDENTIFT REFERENCE

Jul 17 2 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 272077