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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1000.00

Andrew M. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 87

Lora B. McMahon
Notary Public

MY COMMISSION EXPIRES: 5-13-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. High, Atty., Suite 101, 430 Third Ave. N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Gardner (NAME)	same (NAME)	81-10
2300 Buchanan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par. 122
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	8DA4515

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, ~~XWEX~~ I, Margaret L. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Gardner & Andrew Gardner, Jr.

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. 50 on the Map of Cobb's Subdivision of Lot No. 6, Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said county.

Said Lot No. 50 fronts 50 feet on the northerly side of Delk Avenue, formerly Martha Street and runs back between parallel lines 150 feet to an alley.

This conveyance is made subject to agreement as to a well in Book 1157, Page 44, and in deed of record in Book 1218, Page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Gardner and Monroe Gardner by deed from Herman A. Christian, Jr., Trustee and Trustees of Boyce Street Missionary Baptist Church of record in Book 6011, Page 481, Register's Office for Davidson County, Tennessee and being the same property conveyed to Monroe Gardner and wife, Margaret Gardner from Andrew Gardner by deed of record in Book 6944, Page 77, Register's Office for Davidson County, Tennesseee. Monroe Gardner having died intestate on January 22, 1987, and being survived by Margaret Gardner, surviving spouse, and said property having passed to Margaret Gardner as survivorship property.

This is unimproved ( ) improved (XX) property, known as 2504 Delk Avenue, Nashville, TN 37208
(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 25th day of February, 1987

X Margaret L 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 Margaret L. Gardner

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 19 87.

Commission Expires 5-13-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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

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

Commission Expires _____ Notary Public

WARRANTY DEED

FROM
MARGARET L. GARDNER

TO
ANDREW GARDNER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9.7-1-02

IDENTIFICATION REFERENCE

FEB 25 10 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDED

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

[illegible] CAMT.
2.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 9.30-
CASH/CHECK PAID BY BANK .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.1.02

IDENTIFICATION REFERENCE

FEB 25 10 32 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 49523