BOOK 7478 PAGE 104

Leath 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 57,330.00

Carl A Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1988

Notary Public

MY COMMISSION EXPIRES: 11/24/90

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
TAX BILLS TO OWNER P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
C. A. Gardner and Company (NAME)	(NAME)	119-9 36
P.O. Box 2009 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119-9 35
Brentwood, Tenn. 37027 (CITY) (STATE) (P.O. ZIP)	(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, Robert E. Russell and wife, Georginna W. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. A. Gardner and Company

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 Lots Nos. 52 & 53, on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, Page 29, Register's Office for said County.

Said Lots Nos. 52 & 53 front and adjoin together 100 feet on the West side of Caldwell Avenue (now known as Grandview Avenue) and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert E. Russell and wife, Georginna W. Russell by deed from Earl E. Russell and wife, Barbara A. Russell, of record in Book 5242, page 959, Register's Office for Davidson County, Tennessee.

Lot 53 is subject to easements for sanitary sewers and/or storm drainage of record in Book 4243, page 894, and for storm sewer of record in Book 3926, page 68, said Register's Office.

0 8 0 7 9

IDENTIFICATION REFERENCE

FEB 26 1 38 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved XX / improved ( ) property, known as 2705 & 2707 Grandview Avenue, Nashville, TN 37211
(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 our hands this 26th day of February, 19 88

Robert E. Russell

Robert E. Russell

Georginna W. Russell

Georginna W. Russell

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7478 PAGE 165

Personally appeared before me, MICHAEL T. BATES, a Notary Public in and for said County and State, Robert E. Russell and Georginna W. Russell

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 26th day of February, 1988.

Michael T. Bates
Notary Public

MICHAEL T. BATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 11/24/90

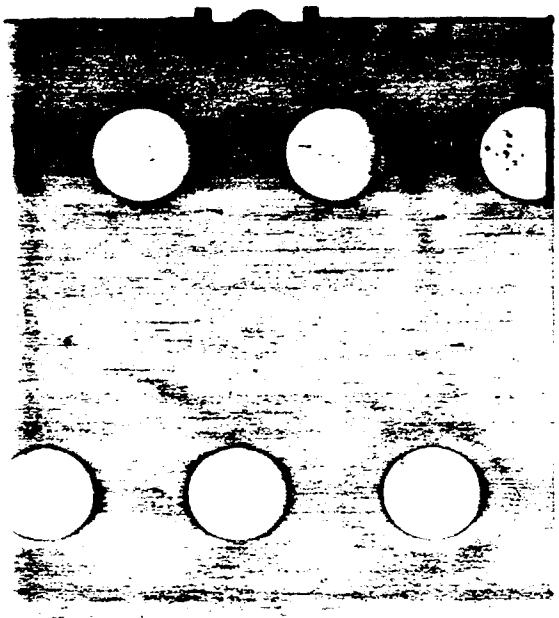
DEED

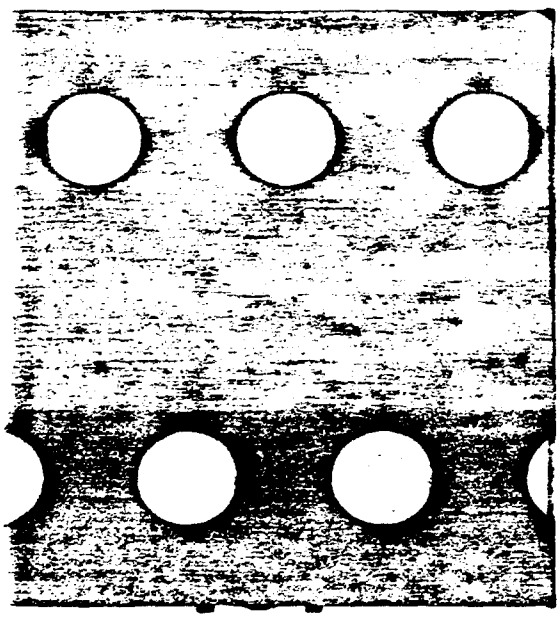
FROM

TO

0539 02/26 0101 03CHECK 166.94

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7478 PAGE 106

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.0.7.9.

IDENTIFICATION REFERENCE

FEB 26 1 38 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CAMT	57330.00
CON TX	166.04
ERR	CO
CON TX	166.04-
CON TX	166.44
PRFEE	0.50
WDEED	6.00
VOID	
CON TX	166.44-
CON TX	160.44
TOTAL	166.94
CHECK	166.94

02/26/88 No. 136-5/2068 0539