THIS INSTRUMENT PREPARED BY: EDWARD J. GROSS, ATTORNEY
1607 Parkway Towers
Nashville, Tennessee 37219

WARRANTY DEED BOOK 7521 PAGE 537

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert E. & Vicky L. Gardner	Mortgagee Collateral Mortgage, Ltd	73-10
204 Morgan Meade Court (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	45
Nashville, Tn. 37216 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	15DZ 52005

Mail

FOR AND IN CONSIDERATION of the sum of $10.00 *Dollars,*

and other good and valuable considerations.

ALBERT E. GARDNER

have this day bargained and sold, and do hereby transfer and convey unto the said ALBERT E. GARDNER & WIFE VICKY L. GARDNER *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot. No. 41 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Albert E. Gardner by Deed from William H. Dorris and Associates, Inc. a Tennessee Corporation in Book 7400, page 895, Register's Office of Davidson County, Tennessee.

22948

IDENTIFICATION REFERENCE

APR 20 9 52 AM '88

FELIX Z. HOOKER, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,900.00

Subscribed and sworn to before me this the 19th *day of* April 1988

Affiant Albert E. Gardner

My commission expires: 9/11/90 *(Affix Seal)*

Notary Public Deborah Starkey

NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 204 Morgan Meade Court Nashville, Tn. 37216
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 19th *day of* April *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert E. Gardner

ALBERT E. GARDNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Deborah Starkey

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

Albert E. Gardner

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

Witness my hand and official seal at Nashville, *Tennessee, this* 19th *day of* April, *19* 88.

Deborah Starkey
Notary Public

Commission expires 9/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

ALBERT E. GARDNER

TO

ALBERT E. GARDNER & WIFE

VICKy L. GARDNER

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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