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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Novella J. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 89.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Arthur P. Gardner et ux	Arthur P. Gardner	95-8-200
(NAME)	(NAME)	
154 Spring Valley Road	154 Spring Valley Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Stanley E. Romine and his wife, Jenny H. Romine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur P. Gardner and his wife, Novella J. 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. 3 on the Plan of Section One, Bluefield Square, of record in Plat Book 5200, Page 38, said Register's Office.

SAID Lot No. 3 fronts 75 feet on the southerly margin of Spring Valley Road and extends back 137.99 feet on the northeasterly line and 136.28 feet on the southwesterly line to a dead line in the rear measuring 81.63 feet thereon.

Being the same property conveyed to Stanley E. Romine and wife, Jenny H. Romine by deed from Arthur P. Gardner and wife, Novella J. Gardner, of record in Book 6972, Page 702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

2567.8

IDENTIFICATION REFERENCE

APR 18 10 44 AM '89

FEE # WITNESSED

6714 04/18 0101 03CHECK 89.00

unimproved (XX)
This is improved ( ) property, known as 154 Spring Valley Road, 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 ti, 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 14th day of April, 1989

Stanley E. Romine
Stanley E. Romine

Jenny H. Romine
Jenny H. Romine
BY: Stanley E. Romine
ATT. IN FACT

STATE OF TENNESSEE
~~County of Davidson~~ Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanley E. Romine

or proved to me upon the basis of satisfactory evidence

the bargainor s, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of April 1989

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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

and _____ with whom I am personally acquainted and who upon (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Stanley E. Romine
Jenny H. Romine

TO
Arthur P. Gardner
Novella J. Gardner

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

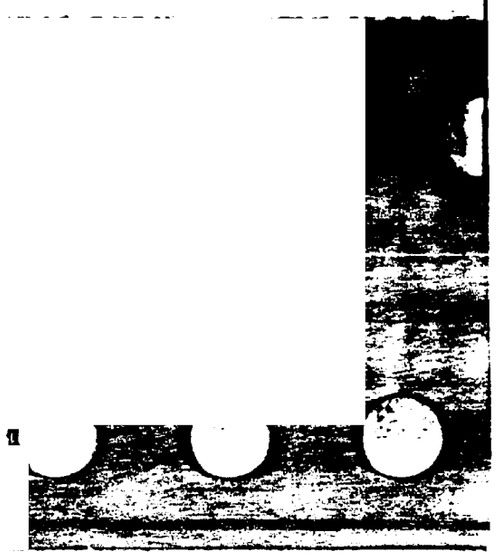
State of Tennessee
County of Davidson

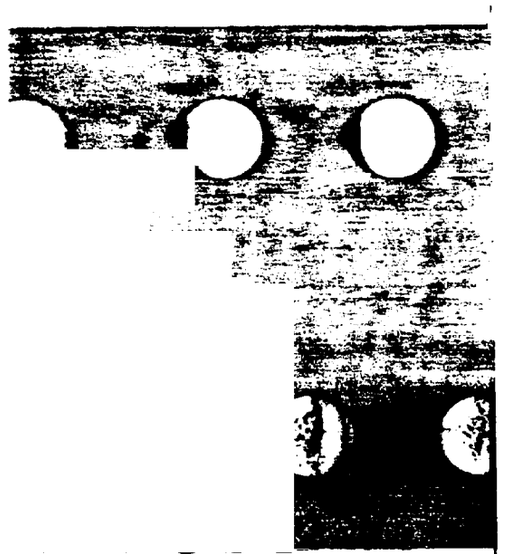
On this 14th day of April, 1989, before me personallyappeared Stanley E. Romine, to me known to be the person who executed the foregoing instrument in behalf of Jenny H. Romine, and acknowledged that he executed the same as the free act and deed of the said Jenny H. Romine.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of April, 1989.

Notary Public

My Commission expires: 3/11/90





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 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

CAMT	25000.00
CON TX	82.50
PRFEE	0.50
WDEED	6.00
TOTAL	89.00
CHECK	89.00

04/18/89 01 10:44 0001 6714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25678

IDENTIFICATION REFERENCE

APR 18 10 44 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 201091