THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

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WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Eleanor Gardner 2707 Meharry Blvd. Nashville, TN 37208	Same	Map 069 Parcel 108

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Kossie Gardner, Jr. and Tena W. Gardner

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Eleanor Gardner

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being a parcel of land located in the 13th Civil District of Metropolitan Nashville Davidson County, Tennessee, bounded on the north by State Highway 12 and Eaton's Creek, on the east, south, and west by the Hills of Calvary Corporation, being a portion of Lot 8 of the Dr. J. H. Jordan Subdivision as recorded in plat book 2, page 79 (Register's Office of Davidson County, Tennessee) and being more particularly described as follows:

Beginning at a railroad spike on the southerly margin of State Highway 12 also known as Hydes Ferry Pike, said iron being approximately 475 feet east of the centerline intersection of said Highway 12 and Jordonia Station Road and also South 85 degrees 11' 00" East 25.00 feet from the northeast corner of Lot No. 7 of said Dr. J. H. Jordan Subdivision; thence, along the southerly right of way of State Highway 12 South 85 degrees 11' 00" East 91.00 feet to a point in the centerline of Eaton's Creek; thence, leaving the southerly right of way of Highway 12 and with the centerline of Eaton's Creek South 23 degrees 11' 00" East 263.10 feet to the point; thence, continuing with the creek South 41 degrees 20' 00" East 86.50 feet to a point; thence, leaving Eaton's Creek and along the westerly line of Lot No. 9 South 02 degrees 30' 00" West passing through an iron rod at the top of the bank at 45 feet in all 460.00 feet to an iron rod, the southeast corner of the tract herein described; thence, leaving Lot No. 9 and along the line of the Hills of Calvary Corporation North 85 degrees 11' 00" West 450.20 feet to an iron rod; thence, with same North 02 degrees 30' 00" East 340.00 feet to an iron rod; thence, with same South 87 degrees 30' 00" East 185.00 feet to an iron rod; thence, with same North 02 degrees 30' 00" East 405.00 feet to the point of beginning, containing 5.37 acres, more or less, according to a survey by Boyd B. Gibbs, R.L.S. No. 1598, Cumberland Survey, 7710 Caney Fork Road, Fairview, TN 37062, dated January 29, 1991.

Being the same property conveyed to Kossie Gardner, Jr. and wife, Tena W. Gardner by deed from Hills of Calvary Corporation of record in Book 5100, page 741, Register's Office for Davidson County, Tennessee.

There may be one or more grave sites on the property being conveyed. The buyer must give right of ingress and egress to visitors to any possible existing grave sites.

unimproved ( )
This is improved (x) property, known as 4411 Hydes Ferry Rd., Nashville

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 assigns, to warrant and defend title 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 28th day of February, 1991.

Kossie Gardner Jr.
KOSSIE GARDNER, JR.

Tena W. Gardner
TENA W. GARDNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KOSSIE GARDNER, JR., the within named bargainor, 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 28th day of February, 1991.

My Commission Expires:
3-24-93

NOTARY PUBLIC

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TENA W. GARDNER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HOUSTON, Texas, this 25th day of February, 1991.

My Commission Expires:
DECEMBER 14, 1994

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $61,000.00.

Eleanor D Gardner
AFFIANT

Subscribed and sworn to before me this 28th day of February, 1991.

My Commission Expires:
7-24-93

Phyllis Keeton
NOTARY PUBLIC

96352

IDENTIF. TREFERENCE

MAR 1 2 15 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0339 03/01 0101 03CHECK 211.30

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 61000.00
				CON TX 201.30
				PRFEE 1.00
				WDEED 9.00
				TOTAL 211.30
				CHECK 211.30
			03/01/91 01	14:17 0001 0339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96352

IDENTIF. TREFERENCE

MAR 1 2 15 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 401176