Box 8

BOOK 8304 PAGE 534

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (cb) (Title No: 30613)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 105300.00

Affiant

Sworn and subscribed before me this
28th day of February, 1991.

Notary Public

My Comm. Expires: 9-25-92

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
James R. Threalkill	Atlantic Coast Mortgage Company	118-9-191 16DA-3485
935 Woodmont Blvd.	12700 Fair Lakes Circle, Ste. 400	
Nashville, TN 37204	Fairfax, VA 22033	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura L. Morser, now known as Laura L. Morser Gardner, and spouse, Christopher J. Gardner** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Threalkill and Eliza Denese Davis,** ** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Yearwood Subdivision, of record in Book 1424, page 48, Register's Office for said County.

SAID Lot No. 3 fronts 70 feet on the southerly margin of Woodmont Boulevard and extends back 190.9 feet on the easterly line and 193.9 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Laura L. Morser and Christopher J. Gardner by deed from James Maurice Wachtel, Jr., and Susan Williamson Wachtel of record in Book 7928, page 785, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

**as joint tenants, with rights of survivorship,

9721 8 IDENTIF. REFERENCE Mar 6 9 59 AM '91 ELIX Z. ... DAVIDSON COUNTY TN.

1319 03/06 0101 03CHECK 354.49

This is improved property, known as: 935 Woodmont Blvd., Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of March, 1991.

Laura L. Morser Gardner — **Laura L. Morser Gardner**

Christopher J. Gardner — **Christopher J. Gardner**

State of Maryland
County of HARFORD

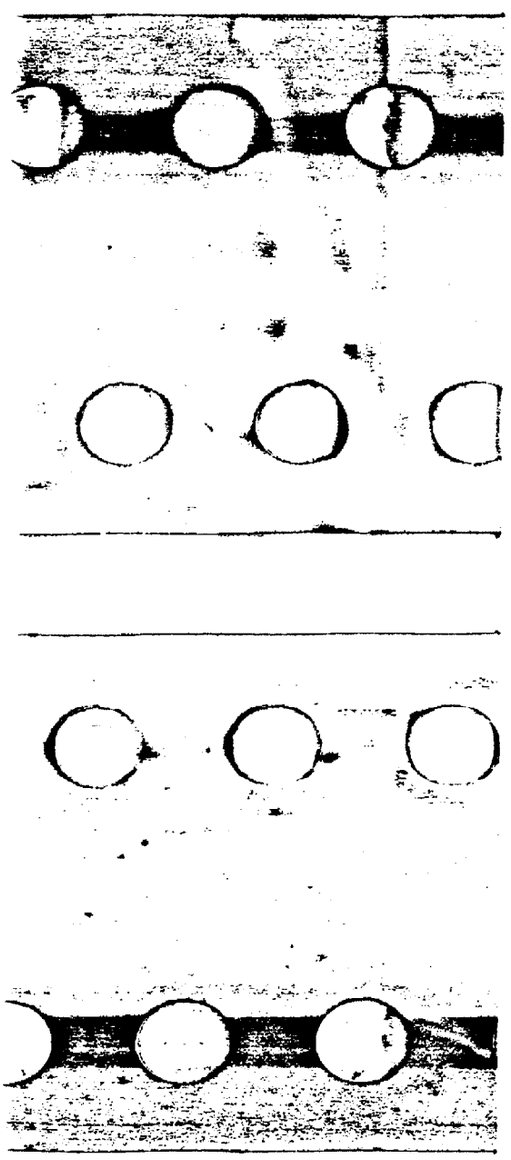
On this 28th day of February, 1991, before me the undersigned authority, personally appeared Laura L. Morser Gardner and Christopher J. Gardner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires. 7/4/1991

Notary Public *(affix notarial seal)*

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8304 PAGE 535

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	
				105300.00
			CON TX	347.49
			PRFEE	1.00
			WDEED	6.00
			TOTAL	354.49
			CHECK	354.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/91 01 10:01 0001 1319

97218

IDENTIF. TREFERENCE

MAR 6 9 59 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 402141