Box 17

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

BOOK 8389 PAGE 780

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Bonnie Charlton Gardner 1028 Drummond Drive Nashville, TN 37211	Same	Map 149-8 Parcel 26

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

I, Barbara Charlton Dobson, Executrix of the Estate of Audrey Estelle Sanders, deceased,

hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto

Barbara Charlton Dobson, Bonnie Charlton Gardner and Marlene Charlton Ferrell, as equal tenants in common,

hereinafter called the Grantees, their heirs and assigns, that 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. 14 on the Plat of Dorhill Acres, Section II, as of record in Book 2331, page 144, Register's Office for said County.
>
> Said Lot No. 14 fronts 117.6 feet on Bell Lane and extends back 380.3 feet on the southerly side and 302.3 feet on the northerly side to a line in the rear measuring 175.0 feet.
>
> Being the same property conveyed to Audrey C. Sanders by deed from Forest Charlton and wife, Verna C. Charlton of record in Book 4541, page 984, Register's Office for Davidson County, Tennessee. The said Audrey C. Sanders and Audrey Estelle Sanders are one and the same person.
>
> The legal description is the same as the previous deed of record.

This is (X) unimproved
( ) improved property at 417 Bell Road, Nashville, TN

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 I do covenant with the said Grantees that I am 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 I further covenant and bind myself, my 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 1st day of July, 1991.

Barbara Charlton Dobson Executrix

BARBARA CHARLTON DOBSON
Executrix of the Estate of
Audrey Estelle Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Charlton Dobson, Executrix, 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 Nashville, Tennessee, this 1st day of July, 1991.

My Commission Expires:
7-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10,000.00.

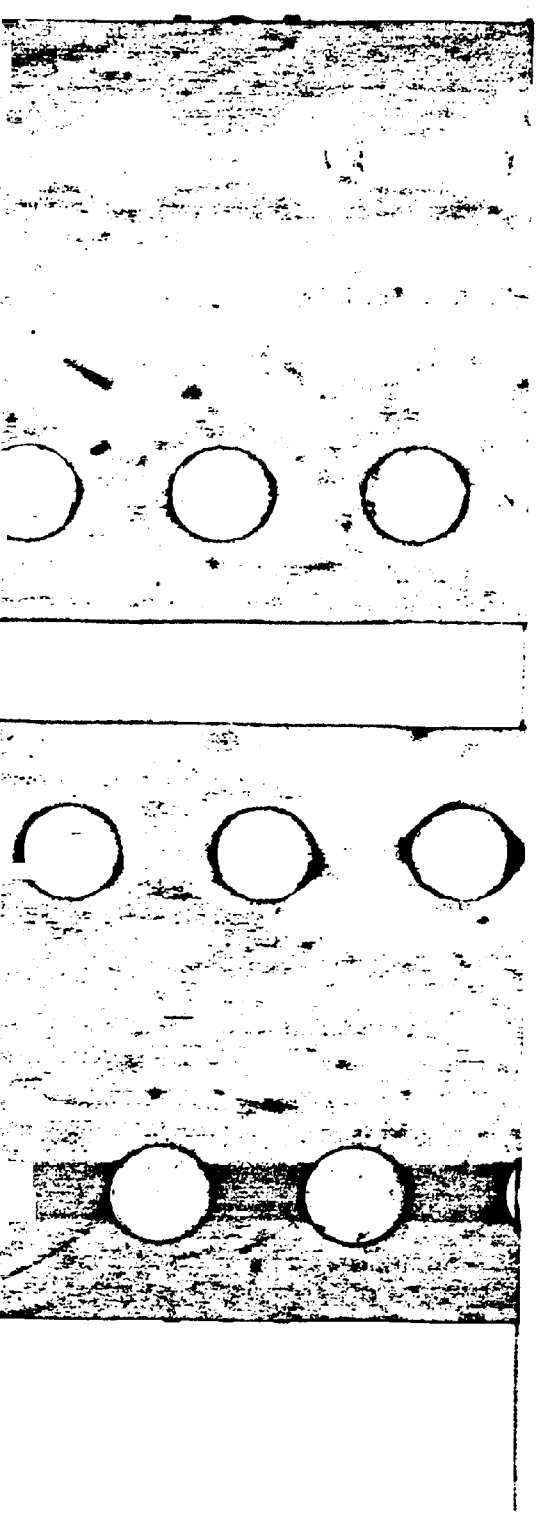
Bonnie C. Gardner
AFFIANT

Subscribed and sworn to before me this 1st day of July, 1991.

My Commission Expires:
7-24-93

NOTARY PUBLIC

27822
FILED/RECORDED
JUL 2 1 49 PM '91
3202 07/02 0101 03CHECK 44.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8389 PAGE 782

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 6.00
TOTAL 44.00

CHECK 44.00
07/02/91 01 13:51 0001 8202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27822

IDENTIFICATION REFERENCE

JUL 2 1 49 PM '91

No. 437265