BOOK 9549 PG 431

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00 .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th DAY OF December, 1994

NOTARY PUBLIC

My Commission expires: 12-23-97

Mail THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher Eric Gardner et ux	SAME	058-00-0 039
(NAME)	(NAME)	
4449 Cato Rd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 (TEN DOLLARS) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I,

Delores Ealine Carrington Bolling as Executrix of the Estate of Eary Lou Cotten

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Christopher Eric Gardner and wife, Lisa Elaine Carrington Gardner

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the center of Cato Road, at the northeast corner of the property conveyed to George H. Cochran and wife by deed from C.E. Harrington and wife, of record in Book 1157, page 175, Register's Office for said County; thence with the center of said Road, eastwardly 164 1/2 feet; thence south 2 3/4 deg. west 804 ft.; thence north 7 1/4 deg. west 100 ft.; thence north 2 1/4 deg. east 58 ft.; thence north 71 1/4 deg. west 57 ft. to the southeast corner of the Cochran tract; thence with Cochran's easterly line, North 1 3/4 deg. east 680 ft. to the beginning, containing 2 1/2 acres, more or less.

Being the same property conveyed to Smith A. Cotten and wife, Eary B. Cotten by deed from H.A Jones and wife, Lena Bell Jones of record in Book 1556, page 250, Register's Office for Davidson County, Tennessee.

The said Smith A. Cotten having predeceased the said Eary B. Cotten. Eary B. Cotten a/k/a Eary Lou Cotten leaving a Last Will and Testament of record in Will Book 194, page 309, Probate Court for Davidson County, Tennessee, leaving said property to Carrie Donia Carrington, who has since died, thus leaving property to William Ronald Carrington and Delores Ealine Carrington Bolling.

The said William Ronald Carrington and Delores Ealine Carrington Bolling join in as devisees of the Last Will and Testaement of Eary Lou Cotten.

This is unimproved ( ) improved (XX) property, known as 4449 Cato Road (House Number) (Street) Nashville (City) (State) 37218 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 12 day of December, 1994.

Delores Ealine Carrington Bolling
DELORES EALINE CARRINGTON BOLLING
Executrix of the Estate of
Eary Lou Cotten

William R Carrington
WILLIAM RONALD CARRINGTON, Devisee

Delores Ealine Carrington Bolling
DELORES EALINE CARRINGTON BOLLING,
Devisee

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TEXAS }
County of Fannin }

BOOK 9549 PG 432

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Delores Ealine Carrington Bolling, Executrix and Devisee of the Estate of Eary Lou Cotten, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of December, 1994.

My Commission expires:

_____

Ann Stroud
Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

ANN STROUD
NOTARY PUBLIC
STATE OF TEXAS
Commission Expires 9-4-97

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Ronald Carrington, Devisee of the Estate of Eary Lou Cotten, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 15th day of December, 1994.

My Commission expires:

11-22-97

Melissa Smith
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

_____
Notary Public

IDENTIFICATION REFERENCE

18317

94 DEC 19 AM 11:

DAVIDSON COUNTY, TN

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

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

My Commission expires:

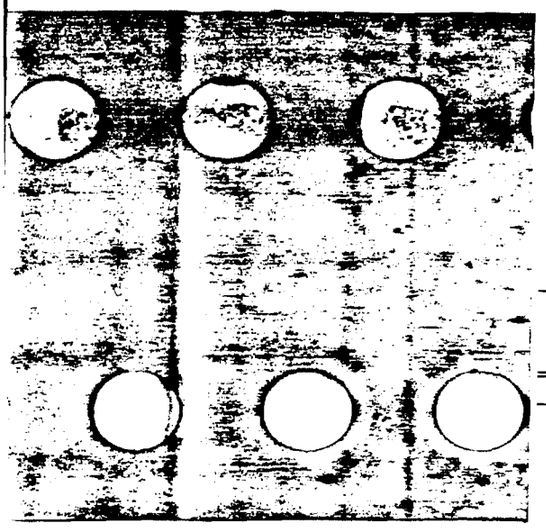
_____

_____
Notary Public

12/19 0101 CHECK

151.45

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



RECEIVED OF _____

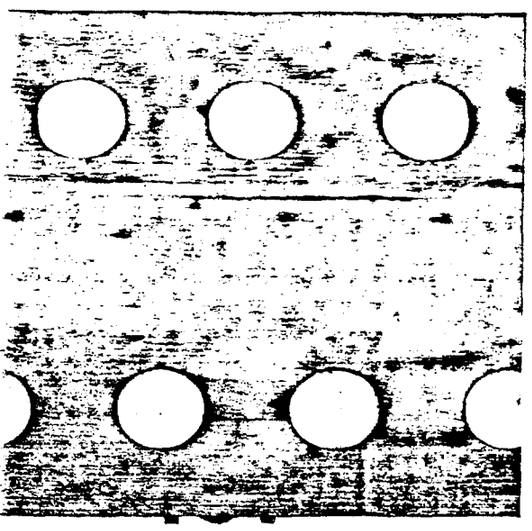
FOR _____

BOOK 9549 PG 433

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	38500.00
			CON TX	142.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	151.45
			CHECK	151.45
12/19/94	01	11:05	0001	4298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



18317
IDENTIF. # REFERENCE

94 DEC 19 AM 11:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 864244