CB

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
James W. Ayers	SAME	Map 159, Parcel 221
P.O. BOX 217		(Davidson County)
PARSONS, TN 38363		Map 12-D-C, Par. 5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

CARL A. GARDNER, as to a 1/2 undivided interest, and
MARILYN A. GARDNER, as to a 1/2 undivided interest

have bargained and sold and by these presents do hereby transfer and convey unto the said

JAMES W. AYERS

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON AND WILLIAMSON County, State of Tennessee, described as follows:

A tract of land in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, and the 15th Civil District of Williamson County, City of Brentwood, Tennessee, and being lot 26 as shown on the plan entitled "Maryland Farms Section 16" as recorded in Plat Book 14, page 58, Register's Office for Williamson County, Tennessee, and also described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee, dated April 3, 1995, project number 78-063 and being more particularly described as follows:

Beginning at an existing concrete monument on the southerly right-of-way line of Old Hickory Boulevard (a 120 foot wide road) said monument being the northwest corner of lot 13 as shown on the plan entitled "Maryland Farms Section 7" as recorded in Plat Book 8, page 39, Register's Office for Williamson County, Tennessee, Tennessee; thence

1. Leaving the southerly right of way line of Old Hickory Boulevard and with the westerly line of lot 13, S 08° 34′ 34" E, 51.62 feet, (S 09° 24′ 28" E, 51.38′ recorded) to an existing concrete monument; thence

2. With said westerly line, S 03° 20′ 55" W, 40.56 feet, (S 02° 31′ 06" W, 40.80′ recorded) to an iron pin set; thence

3. With said westerly line, S 17° 38′ 12" W, 144.58 feet, (S 17° 42′ 53" W, 144.70′ recorded) to an existing iron pin; thence

4. With said westerly line, N 83° 16′ 37" W, 14.42 feet, (N 82° 56′ 48" W, 14.20′ recorded) to an iron pin set; thence

5. With said westerly line, S 41° 29′ 22" W, 46.32 feet, (S 41° 55′ 26" W, 46.80′ recorded) to an existing iron pin; thence

6. With said westerly line, S 16° 44′ 53" W, 59.28 feet, (S 16° 14′ 33" W, 59.00′ recorded) to an existing iron pin; thence

7. With the northerly line of lot 1 as shown on the Plan entitled "Maryland Farms Section 54" as of record in Plat Book 20, page 38, Register's Office for Williamson County, Tennessee, S 85° 15′ 17" W, 417.78 feet (S 85° 08′ 41" W, 418.33′ recorded) to an iron pin set in the northeasterly right-of-way line of the cul-de-sac curve of Continental Place; thence

8. With said northeasterly cul-de-sac curve, 50.00 feet along the arc of a curve that has a radius of 50.00 feet to an existing iron pin, said curve has a chord bearing and distance N 07° 48′ 42" E, 47.94 feet, (chord bearing and distance N 07° 41′ 37.5" E, 47.94′ recorded); thence

9. Leaving said right-of-way line and with the southeasterly line of lot 64 as shown on the plan entitled "Maryland Farms Section 53" as of record in Plat Book 19, page 20, Register's Office for Williamson County, Tennessee, N 69° 02′ 46" E, 93.92 feet (N 69° 02′ 46" E, 93.92′ recorded) to an existing iron pin; thence

10. With the easterly line of lot 64, N 04° 49′ 26" E, 287.31 feet (N 04° 42′ 35" E, 287.36′ recorded) to an existing iron pin in the southerly right-of-way of Old Hickory Boulevard, thence

11. With said southerly right-of-way line, S 88° 01′ 40" E, 398.76 feet (S 88° 08′ 32" E, 398.58′ recorded) to the point of beginning and containing 134,682 square feet or 3.092 acres, more or less, as calculated by the above courses and distances which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

Being the same property conveyed to Carl A. Gardner by deed from C.A. Gardner & Company of record in Book 1040, page 167, Register's Office of Williamson County, Tennessee, as to a 1/2 undivided interest, and to Marilyn A. Gardner by deed from C. A. Gardner & Company of record in Book 944, page 332, Register's Office for Williamson County, Tennessee, as to a 1/2 undivided interest, and to C. A. Gardner & Company by deed of record in Book 7080, page 336, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1. 1995 taxes.

2. Restrictive Covenants contained in instrument of record in Book 635, page 680, Register's Office for Williamson County, Tennessee.

3. Plan of record in Book 9, page 29, Register's Office for Williamson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines.

Carl P. Gardner, husband of Marilyn A. Gardner, joins in this instrument, conveying any right, title or interest he might have in and to the subject property.

Sandra Gardner, wife of Carl A. Gardner, joins in this instrument, conveying any right, title and interest she might have in and to the subject property.

C. A. Gardner and Company joins in this instrument to transfer and convey any right, title and interest it might have to the subject property.

This is UNIMPROVED property known as Lot No. 26, Maryland Farms, Section 16, Davidson and Williamson County, Tennessee.

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, except as set forth above. 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, except as set forth above.

Whenever 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 26th day of April, 1995.

Carl A. Gardner
CARL A. GARDNER

Marilyn A. Gardner
MARILYN A. GARDNER

Carl P. Gardner
CARL P. GARDNER

Sandra A. Gardner
SANDRA GARDNER

C. A. GARDNER AND COMPANY

By: Carl A. Gardner - Pres.
Carl A. Gardner, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl A. Gardner and wife, Sandra Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26, day of April, 1995.

Carl P. Gardner
NOTARY PUBLIC

My commission expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl A. Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the President of C. A. Gardner and Company, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26, day of April, 1995.

Carl P. Gardner
NOTARY PUBLIC

My commission expires: 7/27/96

BOOK 9655 PG 849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn A. Gardner and husband, Carl P. Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26, day of April, 1995.

NOTARY PUBLIC

My commission expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $740,751.00.

Sworn to and subscribed before me this 26 day of April, 1995.

NOTARY PUBLIC

My commission expires: 7/27/96

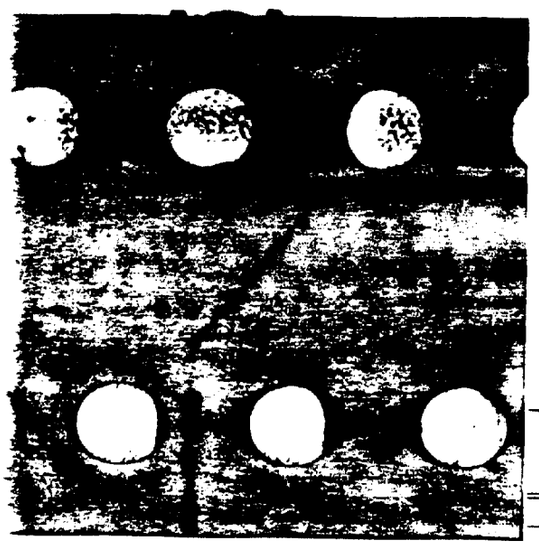
55153

IDENTIFICATION REFERENCE

95 APR 27 AM 8:52

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1227 04/27 1401 03CHECK 2753.78



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

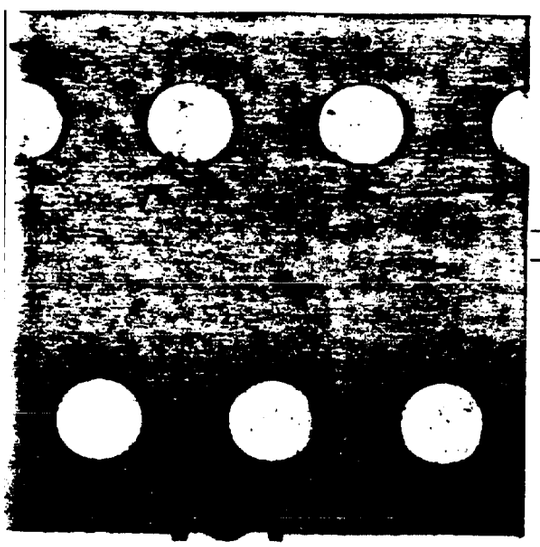
RECEIVED OF _____

FOR _____

BOOK 9655 PG 850

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
740751.00
CON TX 2740.78
PRFEE 1.00
WDEED 12.00
TOTAL 2753.78
CHECK 2753.78

04/27/95 01 08:53 0001 4827

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

55153
IDENTIF. # REFERENCE

95 APR 27 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904270