56

WARRANTY DEED

BOOK 10378 PG 947

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 97

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROLAND J. GARDNER (NAME)	Same (NAME)	Map & Parcel No.
1233 17TH AVENUE SOUTH (ADDRESS)	(ADDRESS)	104-8-217
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES E. JEWETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROLAND J. GARDNER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 8 on the Map of the Subdivisioin of Lot No. 34 of the O.B. Hayes Large Lots, of record in Book 146, page 266, Register's Office for said county.

SAID Lot No. 8 fronts 55 feet on the westerly margin of 17th Avenue South and extends back between parallel lines, along the northerly margin of Western Avenue, 156.5 feet to an alley.

BEING the same property conveyed to James E. Jewett, a single person, by deed from Sue K. Patton, a single person, of record in Book 6844, page 511, Register's Office, Davidson County, Tennessee, and being further conveyed to James E. Jewett and wife, Laurie Ann Jewett, by Quitclaim Deed from James E. Jewett, of record in Book 9441, page 946, said Register's Office, and being the same property conveyed to James E. Jewett by Quitclaim Deed from Laurie Ann Jewett, of record in Book 10378, page 945, said Register's Office.

Laurie Ann Jewett joins in this conveyance to convey any and all marital interest that she may have in the above referenced property, now or hereafter.

This is improved (X) unimproved ( ) property, known as 1233 17TH AVENUE SOUTH, NASHVILLE, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 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. 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 7th day of March 19 97

JAMES E. JEWETT

LAURIE ANN JEWETT

BOOK 10378 PG 948

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. JEWETT and wife, Laurie Ann Jewett

the bargainor ____, with whom I am personally acquainted or proved to me on 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 BRENTWOOD, Tennessee, this 7th day of March 19 97.

Commission expires ____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____, Notary Public within and for the State and County aforesaid, personally appeared ____ and ____, with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

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

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

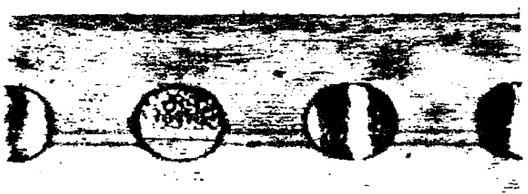
My commission expires ____

Notary Public

0282370
IDENTIF. + REFERENCE

97 MAR 13 AM 11:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

298 07/13 0101 02CHECK 1522.00



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

RECEIVED OF _____

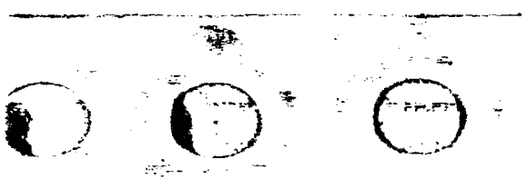
FOR _____

BOOK 10378 PG 949

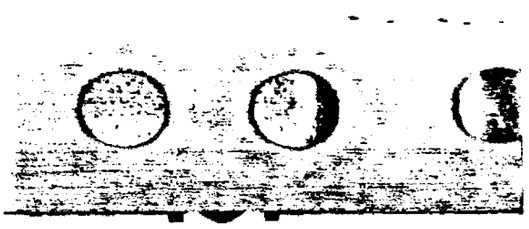


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				420000.00
			CON TX	1554.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1563.00
			CHECK	1563.00
03/13/97	01		11:23 0001	6398



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0282370
IDENTIF. ↑ REFERENCE

97 MAR 13 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126757