3

BOOK 10737 PG 9

This Instrument Prepared by F. Brice
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-07942

WARRANTY DEED

THIS INDENTURE, made this 21ST day of October, A.D., 1997, between CARL A. GARDNER, unmarried

Tennessee, First Parties, and ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL AND GEORGE E. MCCARTY, TRUSTEES UNDER DECLARATION OF TRUST DATED MARCH 1, 1990

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

BEING Lot No. 193 on the Plan of Forest View Park, Section VII as of record in Plat Book 6900, page 162, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING the same premises which Fox Ridge Homes, Inc., A Tennessee Corporation, by Deed dated October 13, 1989 and recorded in Davidson County, Tennessee in Deed Book Volume 537, Page 437&c., granted and conveyed unto Carl A. Gardner, unmarried, in fee.

5798 12/30 0101 03CHECK 399-65

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Carl A. Gardner (L.S.)
Carl A. Gardner

_____(L.S.) _____(L.S.)

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **CARL A. GARDNER, unmarried**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 21st day of October 19 97

Rebecca Battle
Notary Public

MY COMMISSION EXPIRES JULY 25, 1998

My Commission expires _____

MAP 150-09-0-A, PARCEL 039.00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER ELEANORE F. WALKER ET AL, TRUSTEES
ADDRESS TWO DEVON SQ., 744 WEST LANCASTER AVENUE
WAYNE, PA 19087-2594

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 104,500.00 . Affiant Denise C. Allis
Denise C. Allis Agent.

Subscribed and sworn to before me this 11th day of Dec. 19 97 .

Notary Public Tracey Tyler

5/23/98

EXHIBIT "A"

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 150-09-0-A, PARCEL 039.00).

2. All matters as set forth on the Plan of record in Plat Book 6900, page 162, said Register's Office, which plan includes a 20-foot minimum building setback line from CALAIS CIRCLE and a 20-foot public utility and drainage easement along the back lot line.

3. Restrictive Covenants recorded in Deed Book 7079, page 472, as amended in Book 7235, page 411, Register's Office for DAVIDSON County, Tennessee.

0384404
IDENTIFICATION REFERENCE
97 DEC 30 AM 7:49
FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10737 PG 12

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	104500.00
CON TX	386.65
PRFEE	1.00
WDEED	12.00
TOTAL	399.65
CHECK	399.65

12/30/97 01 07:52 0001 5798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0384404
IDENTIF. & REFERENCE

97 DEC 30 AM 7:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1236503