BOOK 10756 PG 415

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

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Martin C. Giner, Trustee		Map 159
222 Second Ave. N. Suite 326	Same	Parcel 93
Nashville TN 37201		

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

E. JANE JONES, M. ANN BROWN, UNMARRIED, MARY EMILY LOGAN, AND CAROL G. TRANSOU

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

MARTIN C. GINER, TRUSTEE

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, consisting of 5.821 acres described by survey of Michael V. Holmes dated December 9, 1997, No. 213, as follows:

A tract of land in the 16th Civil District of Davidson County, Tennessee. Said tract being located North of Old Hickory Boulevard.

BEGINNING at an iron pin along the Northern margin of Old Hickory Boulevard, being 2130 feet East of Granny White Pike. Said point being the Southwest corner of a 50 foot wide right of way, the Carl A. Gardner property, as recorded in Deed Book 5513, page 481, of the Register's Office for Davidson County, Tennessee, thence along the Northern margin of Old Hickory Boulevard, South 82° 51' 00" West 455.19 feet to an iron pin, the True Point of Beginning of this tract;

(1) Thence continuing along said right of way, South 82° 51' 00" West, 342.45 feet to an iron pin;

(2) Thence continuing along said right of way, with a curve to the right (having a central angle of 04° 15' 32", a radius of 2329.58 feet, a tangent of 86.62 feet and a chord bearing and distance of South 84° 58' 46" West, 173.12 feet) a distance of 173.16 feet to an iron pin, the Southeast corner of the Mary Logan 1 Lot Subdivision, of record in Plat Book 6050, page 501, of said Register's Office;

(3) Thence leaving said right of way, along the East line of said Subdivision, North 06° 32' 47" East, 327.05 feet to an iron pin;

(4) Thence continuing along said line, North 02° 36' 01" East, 75.57 feet to an iron pin, the Southeast corner of the Charles Don Logan property, as recorded in Deed Book 8623, page 694, of said Register's Office, and also being the Northeast corner of said Logan;

(5) Thence along the East line of said Logan, North 01° 05' 59" East, 272.97 feet to an iron pin;

(6) Thence leaving said line, South 66° 02' 18" East, 463.67 feet to an iron pin;

(7) Thence South 05° 41' 29" East, 429.36 feet to the True Point of Beginning, thus containing 253,558.297 square feet or 5.821 acres.

BEING the same property conveyed to Howard Gardner and wife, Alleen Phelps Gardner, by deed of record in Book 1282, page 444, Register's Office for Davidson County, Tennessee. The said Howard Gardner and wife, Alleen Phelps Gardner having since died, the said Alleen Gardner having devised said land as follows: a one acre tract upon which the house is located to Mary Emily Logan and the remainder to E. Jane Jones, M. Ann Brown and Carol G. Transou. Carl P. Gardner being the only remaining heir of Alleen P. Gardner joins in this conveyance to quitclaim such right, title and interest he might have. Alfred Leon Jones, husband of E. Jane Jones, and Bedford Transou, husband of Carol Transou, and Frank Gary Logan, husband of Mary Emily Logan, join in this instrument to convey all their right, title and interest in and to the subject property.

THIS CONVEYANCE IS SUBJECT TO:

1. 1998 Taxes;

2. Subject to an easement for Utilities and Driveway as set out in Book 8577, page 644, Register's Office for Davidson County, Tennessee;

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3. Option to purchase as set out in Book 8577, page 650, Register's Office for Davidson County, Tennessee.

This is improved property.

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 above set forth. 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 our hands this 12th day of January, 1998.

M. Ann Brown
M. ANN BROWN

By: Jane Jones
JANE JONES, ATTORNEY-IN-FACT FOR M. ANN BROWN

E. Jane Jones
E. JANE JONES

Alfred Leon Jones
ALFRED LEON JONES

Carl P. Gardner
CARL P. GARDNER

Carol G. Transou
CAROL G. TRANSOU

Bedford Transou
BEDFORD TRANSOU

Mary Emily Logan
MARY EMILY LOGAN

By: C Don Logan
ATTORNEY-IN-FACT FOR MARY EMILY LOGAN

Frank Gary Logan
FRANK GARY LOGAN

By: C Don Logan
ATTORNEY-IN-FACT FOR FRANK GARY LOGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, JANE JONES, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she also executed the foregoing instrument in behalf of M. ANN BROWN, and acknowledged that she executed the same as the free act and deed of M. ANN BROWN.

Witness my hand at office in Nashville, Tennessee, this 12 day of January, 1998

Carl P. Gardner
NOTARY PUBLIC

SAL PIGG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-28-2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared E. JANE JONES AND HUSBAND, ALFRED LEON JONES, 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 12th day of January, 1998.

NOTARY PUBLIC

My commission expires: 5-28-2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CAROL G. TRANSOU AND HUSBAND, BEDFORD TRANSOU, 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 12th day of January, 1998.

NOTARY PUBLIC

My commission expires: 5-28-2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, C Don Logan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he also executed the foregoing instrument in behalf of MARY EMILY LOGAN AND HUSBAND, FRANK GARY LOGAN, and acknowledged that he executed the same as the free act and deed of MARY EMILY LOGAN AND HUSBAND, FRANK GARY LOGAN.

Witness my hand at office in Nashville, Tennessee, this 12th day of January, 1998.

NOTARY PUBLIC

My commission expires: 5-28-2000.

BOOK 10756 PG 418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CARL P. GARDNER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of January, 1998.

NOTARY PUBLIC

My commission expires: 5-28-2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 302,180.00

Sworn to and subscribed before me this 12th day of January, 19____.

NOTARY PUBLIC

My commission expires: 5-28-2000.

0389775
IDENTIFICATION REFERENCE

98 JAN 13 PM 1:00
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1663 01/13 0101 03CHECK 1135.07

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

RECEIVED OF _____

FOR _____

BOOK 10756 PG 419

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
302180.00
CON TX 1118.07
PRFEE 1.00
WDEED 16.00
TOTAL 1135.07
1135.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/13/98 01 13:00 0001 1663

0389775
IDENTIF. & REFERENCE

98 JAN 13 PM 1:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1242313