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

BOOK 10756 PG 423

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 213
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

CAROL GARDNER 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 2.581 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, 193.04 feet to an iron pin, the True Point of Beginning for this tract;

(1) Thence continuing along said right of way, South 82° 51' 00" West, 262.15 feet to an iron pin;

(2) Thence leaving said right of way, North 05° 41' 29" West, 429.36 feet to an iron pin;

(3) Thence North 82° 47' 42" East, 261.60 feet to an iron pin;

(4) Thence South 05° 45' 57" East, 429.60 feet to the True Point of Beginning, thus containing 112,432.626 square feet or 2.581 acres.

BEING the same property conveyed to Carol Gardner Transou by deed from Alleen P. Gardner, of record in Book 5894, page 798, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1. 1998 taxes.

This is unimproved property.

Bedford Transou, husband of Carol Gardner Transou, joins in this conveyance to convey all his right, title and interest in said 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.

Carol Gardner Transou
CAROL GARDNER TRANSOU

Bedford Transou
BEDFORD TRANSOU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CAROL GARDNER 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

The actual consideration for this transfer or value of property (whichever is greater) is $108,780.00.

Sworn to and subscribed before me this 12th day of January, 1998.

NOTARY PUBLIC

My commission expires: 5-28-2000.

IDENTIFICATION REFERENCE 0389777

98 JAN 13 PM 1:02

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1665 01/13 0101 03CHECK 411.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10756 PG 425

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
108780.00
CON TX 402.49
PRFEE 1.00
WDEED 8.00
TOTAL 411.49
CHECK 411.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1665

0389777

IDENTIF. & REFERENCE

98 JAN 13 PM 1:02

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

No. 1242315