548

BOOK 10781 PG 492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Lisa M. Gardner
Affiant

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

Theresa D. Parker
Notary Public

MY COMMISSION EXPIRES: 7-15-2001
(AFFIX SEAL)

N1297-737L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis L. Gardner, Jr. (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	MAP 50-14
3209 Moorewood Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 263
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, JLS Realty, LLC, a TN Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis L. Gardner, Jr. and wife, Lisa M. Gardner

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. 254 on the Plan of Parkwood Estates, Section II, of record in Book 3300, Page 5, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Wilmoth Road, the common corner of Lot No. 254 and 255; thence with the line between said lots, northwardly 124.7 feet to a poin, a corner of Lot No. 253; thence with the line between Lot No. 253 and 254, southeastwardly 148.5 feet to a point in the northwesterly margin of Moorewood Drive; thence with the margin of the same, southwestwardly 69.4 feet to a point, the beginning of a curve; thence westwardly around said curve 37.71 feet to a point in the northerly margin of Wilmoth Road; thence with the margin of the same, westwardly 95 feet to the point of beginning.

Being the same property conveyed to JLS Realty, LLC, a TN Limited Liability Company by deed from Eleanor S. Beach, a widow of record in Book 10781, Page 489, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3249, Page 345 and amended in Book 3309, Page 615 and in Book 3616, Page 269, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as CONTINUED 3209 Moorewood Drive, Nashville, Tennessee 37207
(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 19th day of December, 19 97

JLS Realty, LLC, a TN Limited Liability Company
By: Jerrold Smith CM
Jerrold Smith, Chief Manager

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerrold Smith and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the JLS Realty, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jerrold Smith as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 19th day of December 1997.

My commission expires 9-15-2001

Theresa D. Dorsey
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

0397022

IDENTIFICATION REFERENCE

98 FEB -4 AM 8:48

DAVIDSON COUNTY, TN.

9435 02/04 0101 03CHECK 349.

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

RECEIVED OF _____

FOR _____

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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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

02/04/98 01 08:54 0001 9435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0397022
IDENTIF. REFERENCE

98 FEB -4 AM 8:48

REGISTER
DAVIDSON COUNTY, TN.

No. 1249996