263

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Gordon W. Gardner and	[North American Mortgage	[
[Kelly A. Carlisle	[4301 Hillsboro Pike, Ste328	[Map 82-8
[724 Myrtle Street	[Nashville, TN 37215	[Parcels 190.00
[Nashville, TN 37206	[	[

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 98-09-8064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, F&J Enterprises Inc., (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Gordon W. Gardner, married and Kelly A. Carlisle, unmarried. (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 197 of Block 2 on the Map of Blocks 1 and 2 of F.O. Beasley's McFerrin Addition, as of record in Book 57, page 136, Register's Office for said County.

Said Lot No. 197 fronts 50 feet on the westerly side of Myrtle Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to F&J Enterprises by Warranty Deed Randall McElroy of record in Book 10599, page 697, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 724 Myrtle Street, Nashville, TN 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $51,450.00.

Affiant

[Subscribed and sworn to before me this [8th day of October, 1998.

Notary Public

My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of October, 1998.

By: James J. Kingsmore Jr.
F&J Enterprises Inc.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Kingsmore with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secy of F& J Enterprises, Inc. and that he as such Secy executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secy.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0497590
IDENTIF. + REFERENCE

98 OCT -7 PM 3:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1100 10/07 0101 03CHECK 201-37

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11148 PAGE 406

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	CAMT	TOTAL PAID
				CON TX	190.37
				PRFEE	1.00
				WDEED	8.00
				CFEE	2.00
				TOTAL	201.37
				CHECK	201.37
			10/07/98	01	15:31 0001 1100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497590
IDENTIF. # REFERENCE

98 OCT -7 PM 3:29

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356354