ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.
The 844 Argyle Ave.		
Land Trust, Eckhardt Realty as		MAP:105.5
Trustee	SAME	
P.O. Box 2981		PARCEL: 503.00
Murfreesboro, TN. 37133-2981		

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-02-9261 26B]

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, Willie R. Gardner (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, The 844 Argyle Ave. Land Trust, Eckhardt Realty as Trustee (The "Grantee"), its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit "A"

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record as described as follows:

1. Plan of record in Plat Book 57, page 94, Register's Office for Davidson County, Tennessee;

This is improved property commonly known as 844 Argyle Avenue, Nashville Tennessee 37203.

STATE OF ~~CALIFORNIA)~~ TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $35,000.00

Willie R Gardner
Affiant

Subscribed and sworn to before me this 7 day of APRIL, 1999.

Joseph V Tennelle
Notary Public

My Commission Expires: 9/23/2000

99 APR 26 AM 10:23

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27 day of February 1999.

Willie R. Gardner

Willie R. Gardner

STATE OF CALIFORNIA}
COUNTY OF Los Angeles}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie R. Gardner with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Gardena, California, this 27th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: Dec. 10, 2002

JOHN K. CHO
Commission # 1204401
Notary Public - California
Los Angeles County
My Comm. Expires Dec 10, 2002

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Fairview Addition to Nashville, as of record in Book 57, page 94, Register's office for Davidson County, Tennessee

Said Lot No. 30 fronts 50 feet on the northerly side of Argyle, formerly Fairview, Avenue, and runs back between parallel lines 150 feet to an alley.

The said Richard Gardner has since died on November 16, 1976 and upon his death, title was vested in Carrie Mae Gardner as the sole surviving tenant by the entirety. The said Carrie Mae Gardner has since died on March 28, 1987 and the interest in and to the property conveyed herein passed at the death of Carrie Mae Gardner to Willie R. Gardner as her sole surviving heir. An Affidavit of Heirship is attached hereto describing said inheritance.

STBO 04/24/ 0 101 02CHECK 144.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11446 PG. 4

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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99 APR 26 AM 10:23

CONT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	144.50
CHECK	144.50

04/26/99 01 10:25 0001 6780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476717