WARRANTY DEED

BOOK 3878 PAGE 612

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Ray E. Garrett	Mr. Ray E. Garrett	11D 2855
(NAME)	(NAME)	
106 28th Avenue North	106 28th Avenue North	Map 51-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par. 9
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.00)

Ten and No/100---------- *DOLLARS*

Cash in hand paid by Ray E. Garrett and wife, Ruth F. Garrett, and other good and valuable considerations, the receipt of which is hereby acknowledged; and as a further part of the consideration, the said Ray E. Garrett and wife, Ruth F. Garrett have assumed and agreed to pay one note secured by an instrument recorded in book 3563, page 521, Register's Office for Davidson County, Tennessee, payable as therein specified.

We, W. C. Tune, Jr. and wife, Evelyn J. Tune *have bargained and sold, and by these presents do transfer and convey unto the said* Ray E. Garrett and wife, Ruth F. Garrett their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A small tract of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at the northwest intersection of Gallatin Road and Webster Street (said Webster Street being dedicated in the deed from L. M. Ezell and wife, to H. L. Koehn and wife, of record in Book 1179, page 120, Register's Office for said County); thence with the north margin of Webster Street, westerly 200 feet to a point; thence northerly parallel to the westerly margin of Gallatin Road, 100 feet to a point; thence easterly 200 feet to the westerly margin of Gallatin Road; thence with the margin of the same, southerly 100 feet to the beginning.

Being the same real property conveyed to W. C. Tune, Jr. by deed from W. M. Graham and wife, dated February 15, 1950, filed February 16, 1950, and recorded in book 1788, page 636, Register's Office for said County.

Grantors hereby assign and transfer to the grantees all their rights under a lease between Walter C.Tune,Jr.and Family Service Laundry,Inc.of record in book 2371,page 451,said Reg.Office.

This is unimproved ( ) improved (X) property, known as 934--936 (House Number) Gallatin Road (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray E. Garrett and wife, Ruth F. Garrett their *heirs and assigns, forever.*

And we *do covenant with the said* Ray E. Garrett and wife, Ruth F. Garrett *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 herein stated and 1965 taxes which have been assumed by the Purchasers; and Easement granted Metropolitan Government in book 3708,p.328, and restrictions of record.

And we, W. C. Tune, Jr., and wife, Evelyn J. Tune *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ray E. Garrett and wife, Ruth F. Garrett their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* April, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. C. Tune, Jr.

Evelyn J. Tune

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ~~Mack H. Webb~~ L. R. Grimes Jr., a Notary Public in and for said County and State, W. C. Tune, Jr., and wife, Evelyn J. Tune

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 31st day of ~~March~~ APRIL, 19 65.

L. R. Grimes Jr. Notary Public

(Commission expires ~~11/12/68~~ 10/23/65)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be.....of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

W. C. Tune, Jr., et ux

TO

Ray E. Garrett, et ux

STATE TAX $ 73.50
PROBATE .50
TOTAL $ 74.00

APR 9 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 9 1965

75901

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 9 11 25 AM '65

RECORDED

DEP. REG

Compliments of

Guaranty Title

A Division