This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

ATC 145873

BOOK 4282 PAGE 771

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
150-1-209 2D-39270	Mr/Mrs Robert L. Garner, Jr. 469 Owendale Drive Antioch, Tennessee 37013	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 469- Owendale Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CAPITOL DEVELOPMENT COMPANY, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT L. GARNER, JR. and wife, GRACE L. GARNER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 2nd Civil District, State of Tennessee, described as follows:

Being Lot No. 322 on the Plan of Cherry Hills, Section II, as of record in Book 3700, page 143, described as follows:

Beginning on the northwesterly margin of Owendale Drive at a concrete monument at the southernmost corner of said Lot No. 322; thence northeastwardly 77.0 feet to a concrete monument at the beginning of a curve having a radius of 30 feet; thence northwardly 48.93 feet around said curve to a concrete monument in the southwesterly margin of an unnamed street; thence with the same, northwestwardly 77.48 feet to a concrete monument at the northernmost corner of said lot; thence southwestwardly 111.14 feet to a concrete monument at the westernmost corner of said lot; thence southeastwardly 106 feet to the beginning.

Being the same property conveyed to Capitol Development Company by deed from The Arlington Company, Inc., as of record in Book 4242, page 384.

This conveyance is made subject to restrictions of record in Book 4178, page 786.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1968 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the 23rd day of October, 1968.

ATTEST:

Vice-President

CAPITOL DEVELOPMENT COMPANY

By:

President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 20,750.00 , which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Robert L Garner, Jr.
Affiant

Sworn to and subscribed before me this 24th day of October, 1968.

A.M.Tenison, Notary Public

My commission expires: February 16, 1969

STATE OF _____

COUNTY OF _____

OCT 30 68 CONV 20,750.00
OCT 30 68 S TAX A* 53.82
OCT 30 68 TITLE A* .50
OCT 30 68 W DEED A* 3.00 * 57.32

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF:hs

FROM
CAPITOL DEVELOPMENT COMPANY,
a Tennessee corporation

TO
ROBERT L. GARNER, JR.
and wife

Medlin Realty Company

A 19041

IDENTIF. REFERENCE

OCT 30 1 51 PM '68
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared J. M. Medlin and Hortense C. Medlin, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Vice-President, respectively, of Capitol Development Company, a corporation, the bargainor, and that they, as such President and Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said J. M. Medlin as such President, and attesting the same by the said Hortense C. Medlin as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of October, 1968.

My commission expires: July 27, 1969

Elizabeth Young
Notary Public