PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3550.00

Tom D. Coleman Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 69.

Jean Borders
Notary Public

MY COMMISSION EXPIRES: Apr 19, 1971
(AFFIX SEAL)

BOOK 4318 PAGE 492

THIS INSTRUMENT WAS PREPARED BY
TOM G. COLEMAN, JR., ATTORNEY AT LAW, 1720 PARKWAY TOWERS, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Garver et ux (NAME)	Albert Garver (NAME)	14D-38145
6507 Old Clarksville Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 14
Joelton (CITY) Tenn. (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 107

FOR AND IN 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, Willard Dickens and wife, Esther Dickens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT GARVER AND WIFE, GRACE GARVER

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 the 14th Civil District of Davidson County, Tennessee, being Lot No. 46 on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:

Beginning at a point in the southwest margin of Bidwell Road, 6637.4 feet from the margin of Old Clarksville Pike; thence South 59 deg. west 905.5 feet to a point; thence south 3 deg. 30 min. WEst 121.34 feet to a point; thence north 59 deg. east 974.0 feet to a point in the southwest corner of Bidwell Road; thence with margin of Bidwell Road, north 31 deg. west 100 feet to the beginning, containing 2.16 acres, more or less.

Being the same property conveyed to Willard Dickens and wife, Esther Dickens by deed from Truman E. Durham and wife, Edna Earle Durham, of record in Book 4094, page 299, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 3572, page 3, said Register's Office, and as amended by record in Book 4345, page 606, said REgister's Office.

This is { unimproved / improved } property, known as Lot 46 Bidwell Road, Nashville, Tennessee
(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 our hands this 16th day of June, 19 69

Willard Dickens
Esther Dickens

BOOK 4318 PAGE 493

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jean Bordeaux, a Notary Public in and for said County and State, the within named Willard Dickens and wife, Esther Dickens

the bargainors, 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 11th day of June 19 69

Commission expires Apr 19, 1971

Jean Bordeaux
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19__.

JUL 10 69 CONV *3,550.00
JUL 10 69 TAX C* 9.10
JUL 10 69 FEE C* .50
JUL 10 69 RECD C* 3.00 * 12.60

My commission expires _____
Notary Public

WARRANTY DEED

FROM Willard Dickens et ux

TO Albert Garver et ux

A 47112

IDENTIF. REFERENCE

JUL 10 8 55 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.