FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June 1970

Notary Public

MY COMMISSION EXPIRES: 4-9-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Caesar E. Urrutia (NAME) 601 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Garvin et ux (NAME)	Home Federal Savings & Loan (NAME)	119-6
Pleasant Hill Road (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	2.57
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Caesar E. Urrutia and wife, Christine M. Urrutia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Garvin and wife, Joyce C. Garvin

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 Davidson County, Tennessee, being Lot No. 3 on the Subdivision of Reserved Parcels "E", "F" and "G" of Sterling Heights, Section Seven, as of record in Book 3600, page 2, Register's Office for Davidson County, Tennessee, that is recorded in Book 3700, page 56, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the westerly margin of Rascoe Drive; thence in a southerly direction a distance of 18.31 feet to a point; thence in a southwesterly direction a distance of 261.90 feet to a point; thence in a southerly direction a distance of 168.00 feet to a point; thence in an easterly direction a distance of 27.50 feet to a point; thence in a northeasterly direction a distance of 336.06 feet to a point; thence in an easterly direction a distance 25.17 feet to a point; thence in a northerly direction a distance 16.0 feet to a point in the southerly margin of a cul de sac on Rascoe Drive; thence in an arc in a northwesterly direction a distance of 72.63 feet to the point of beginning.

BEING the same property conveyed to Caesar E. Urrutia and wife, Christine M. Urrutia by deed from John T. Baugh and wife, Virginia Nell Baugh, as of record in Book 4320, page 646, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as ____ (House Number) Pleasant Hill Road (Street) Nashville, (P. O. Address) Tenn (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 hand s this 30th day of June, 19 70

Caesar E. Urrutia

Christine M. Urrutia

STATE OF TENNESSEE
Davidson County

BOOK 4428 PAGE 44

Personally appeared before me, E. WARDWELL BUCKNER, a Notary Public in and for said County and State, the within named Caesar E. Urrutia and wife, Christine M. Urrutia

the 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 30th day of June 1970

Commission expires August 11, 1971

E. Wardwell Buckner
Notary Public

E. WARDWELL BUCKNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Caesar E. Urrutia and wife,

Christine M. Urrutia

TO James A. Garvin and wife,

Joyce C. Garvin

A 82240

IDENTIF. REFERENCE

JUN 30 12 05 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 30 70	CONV	12,750.00			
JUN 30 70	S'TAX		A*	33.02	
JUN 30 70	PR'FEE		A*	.50	
JUN 30 70	W'DEED		A*	3.00	* 36.52