TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr and Mrs John Garrett, III (NAME)	Guaranty Mortgage Company BOOK 4471 PAGE 887	13D-48816
3017 Buenaview Blvd., (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	Map 59-5-108
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by William H. Towe, P. O. Box F, Hendersonville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS cash in hand paid by John Garrett, III, and wife, Sarah E. Garrett

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, IMPERIAL CORPORATION, a Tennessee Corporation with its principal office and place of business in Hendersonville, Tennessee,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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. 16 on the Plan of Buena Vista Estates, Section II, as of record in Book 3842, page 257, Register's Office for said County.
Said Lot No. 16 fronts 80.0 feet on the southerly side of Buenaview Boulevard and extends back between lines 153.9 feet on the east line and 157.9 feet on the west line to a dead line in the rear, measuring 85.3 feet thereon.
Being part of the same property conveyed to Imperial Corporation by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4376, page 388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (XX) property, known as 3017 Buenaview Blvd., Nashville, Tenn.
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. 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 caused this instrument to be executed by its duly authorized officers on this the 30th day of December, 1970

IMPERIAL CORPORATION

Attest: ______________________ By: [signature]
William H. Towe, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared William H. Towe XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) XXXXXXXXX acknowledged (himself) XXXXXXX to be the President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Imperial Corporation the within named bargainor, a corporation, and that (he) XXXX as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William H. Towe as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of December, 1970.

My commission expires February 14, 1973 [signature]
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM

IMPERIAL CORPORATION

TO

JOHN GARRETT, III, ET UX

REGISTER STAMP BELOW

Sworn to and subscribed before me this 30th day of December 1970

$19,000.00

A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

19.00 - 52.90

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

GUARANTY MORTGAGE CO. OF NAS...

BOOK 4471 PAGE 888

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IDENTIF. REFERENCE

JAN 6 1 47 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN-65	CONV	19,000.00	A*	49.40	
JAN-65 S'TAX			A*	.50	
JAN-65 PR'FEE			A*	3.00	* 52.90
JAN-65	W'DEED				