Buyer
Joe B Kinzer etux
401 28th St
Old Hickory Tenn

Deed Book
Same

BOOK 4479 PAGE 927
Map 53-8 Par 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollars, cash in hand paid, and other good and valuable considerations, I, ELIZABETH STEELE ROBERTSON, Executrix of the Estate of Beulah Garrett, deceased, and ELIZABETH STEELE ROBERTSON, individually, have this day bargained and sold, and by these presents do hereby transfer and convey unto JOE E. KINZER AND WIFE, MARGARET LOUISE KINZER, as tenants by the entirety, their heirs and assigns, forever, all of my right, title and interest in and to the following described property, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 8 of Block 21 on the Map of Dabbs and Elliott's Subdivision, as of record in Book 547, page 127, Register's Office for said county. Said Lot No. 8 fronts 50 feet on the northwesterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to H. E. Garrett and wife, Beulah Garrett, by deed dated August 18, 1951, from James Y. Bigger and wife, Mary Rhat Bigger, of record in Deed Book 2017, page 579, Register's Office of Davidson County, Tennessee. The said H. E. Garrett died testate in Davidson County, Tennessee, in 1956, and since the parties owned this property as tenants by the entirety, the said Beulah Garrett became the absolute owner of said property in fee simple. Beulah Garrett died testate in Davidson County, on December 23, 1966, and her will is of record in the County Court Clerk's Office of Davidson County, Tennessee. The said Beulah Garrett sold said property or agreed to sell same by a Contract for Sale, dated the 13th day of July, 1965, and of record in Deed Book 4092, Page 378, in the Register's Office for Davidson County,

This Instrument Was Prepared By
W. THOMAS GOODALL, JR.
ATTORNEY AT LAW
Eastside Public Square
Gallatin, Tennessee

W. Thomas Goodall, Jr.

W. T. GOODALL, JR
ATTORNEY-AT-LAW
GALLATIN, TENN

Tennessee. The said Elizabeth Steele Robertson has duly qualified as the executrix of the Estate of Beulah Garrett, deceased, and has not filed a final settlement or been discharged by the Court. The said Elizabeth Steele Robertson executes this warranty deed, individually, since she is one of the beneficiaries under the terms of said will and desires to convey or quit unto the grantees all interests or claims that she might have on said real estate.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon and all apputenances thereunto belonging to the said JOE E. KINZER AND WIFE, MARGARET LOUISE KINZER, as tenants by the entirety, their heirs and assigns, forever.

AND I DO COVENANT with the said grantees that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions and limitations of record, if any, and all visible easements. All taxes are to be paid by the grantees herein.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives to warrant and forever defend the title thereto against the lawful claims and demands of all persons, whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 16th day of January, 1971.

Elizabeth Steele Robertson-Extrix.
ELIZABETH STEELE ROBERTSON,
Executrix of the Estate of
Beulah Garrett, deceased

Elizabeth Steele Robertson
ELIZABETH STEELE ROBERTSON,
individually

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $3.75 - Affiant Joe E Kinzer
Subscribed and sworn to before me this 16th day of Feb 1971
Deputy Register W. Williams

W. T. GOODALL, JR
ATTORNEY-AT-LAW
GALLATIN, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, W. THOMAS GOODALL, JR. a Notary Public in and for said county and state, the within named bargainor, ELIZABETH STEELE ROBERTSON, Executrix of the Estate of Beulah Garrett, deceased, and ELIZABETH STEELE ROBERTSON, Individually, with whom I am personally acquainted, and who acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this the 16th day of January, 1971.

W. Thomas Goodall, Jr.
NOTARY PUBLIC

(SEAL)

My commission expires: 7/21/74

IDENTIF. REFERENCE

FEB 16 11 40 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

304815

FEB 16 71	CONV	*3,750.00			
FEB 16 71	S'TAX		A*	9.62	
FEB 16 71	PR'FEE		A*	.50	
FEB 16 71	W'DEED		A*	4.50	* 14.62

W. T. GOODALL, JR
ATTORNEY-AT-LAW
GALLATIN, TENN