WARRANTY DEED

BOOK 1525 PAGE 59

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Stephen C. Garrett	Murphree Mortgage Company	Map 147-11
(NAME)	(NAME)	Par. 115
505 Bonerwood Drive	Life & Casualty Tower	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by instrument of record in Book 4160, page 528, Register's Office for Davidson County, Tennessee.

Oakes & Smith Realty Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Stephen C. Garrett and wife, Vera S. Garrett

their ~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 54 on the Plan of Sec. II, Parkview Estates, as of record in Book 3700, page 87, Register's Office for said County.

Said Lot No. 54 fronts 106.15 feet on the southerly line of Bonerwood Drive, and extends back 93.6 feet on the easterly line and 146.13 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 96.38 feet.

Being the same property conveyed to Oakes & Smith Realty Co., Inc.,by deed from Hilda Mai Sanford of record in Book 4487, page 705, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,152.56

Subscribed and sworn to before me, this the 30th day of July 19 71

Affiant

My commission expires: 5/7/74 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Stephen C. Garrett and wife, Vera S. Garrett,

their ~~successors~~,

heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said

Stephen C. Garrett and wife, Vera S. Garrett, their

~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness its hand this 30th day of July, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OAKES & SMITH REALTY CO., INC.

BY: A. V. Oakes
A. V. OAKES, PRESIDENT

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., 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 ..... *Tennessee, this ..... day of ....., 19....*

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nellie T. Weimar, *a Notary Public of the State and County aforesaid, personally appeared* A. V. Oakes *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Oakes & Smith Realty Co., Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville *this* 30th *day of* July, *19* 71

Nellie T. Weimar *Notary Public*

Commission expires 5/7/74

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY

AUG-27	CONV	21,152.56			
AUG-27	S'TAX		A*	55.12	
AUG-27	PR'FEE		A*	.50	
AUG-27	W'DEED		A*	4.00	* 59.62

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM
OAKES & SMITH REALTY CO., INC.

TO
STEPHEN C. GARRETT, ET UX

B 25091

IDENTIF. REFERENCE

AUG 2 8 36 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON