BOOK 4583 PAGE 344

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| STEPHEN O. HEWLETT (NAME) | Guaranty Mortgage (NAME) | Map 118-7 |
| 2812 AZELEA GARDENS (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Ave N (STREET ADDRESS) | Par. 141 |
| NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE) | Nashville (CITY) (ZONE) (STATE) | Pal |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- ~~FOURTEEN THOUSAND AND NO/100 ($14,000.00)~~ ---------- Dollars,

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by grantee of payment of the unpaid balance of an indebtedness to Guaranty Mortgage Company, secured by Deed of Trust of record in Book 2389, page 39, Register's Office for Davidson County, Tennessee, I,

Nina Porter, widow of Ralph Porter (Nina Garton is one and the same person as Nina Porter)

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen O. Hewlett, Grantee

his ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 on the Map of Berry Hill Gardens, Block C, as of record in Book 1130, page 36, Register's Office for said county. Said Lot NO. 14 fronts 68.8 feet on the east side of Azelea Place and runs back 131 feet on the south line and 136.4 feet on the north line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Ralph Porter, et ux, by deed from Reece H. Tucker, et ux, as of record in Book 2446, page 599, in the Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 13th day of March 19 72

Affiant

My commission expires: ~~AFFIX SEAL~~ ~~Notary Public~~ Dep Register

This is ~~unimproved~~ (X) improved (X) property, known as 2812 Azelea Gardens, Nashville (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 Grantee

his ~~successors~~ heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the prior Deed of Trust referred to above.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 3rd day of March, 19 72 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THIS INSTRUMENT PREPARED BY:
James R. Omer, Attorney
1703 Parkway Towers
Nashville, Tennessee 37219

Nina Porter Garton
NINA PORTER GARTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Nina Porter Garton

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. this 3rd day of March, 19 72.

[illegible] Notary Public

Commission expires 3/5/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

| | | | | | |
|---|---|---|---|---|---|
| MAR 13 72 | CONV | 14,000.00 | | | |
| MAR 13 72 S'TAX | | | A* | 36.40 | |
| MAR 13 72 PR'FEE | | | A* | .50 | |
| MAR 13 72 | W'DEED | | A* | 4.00 | * 40.90 |

**WARRANTY DEED**

FROM
NINA PORTER GARTON
TO
STEPHEN O. HEWLETT

B 5 1 7 5 0

IDENTIF. REFERENCE

MAR 13 3 48 PM '72

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Guaranty Title**

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

mail to Stephen O. Hewlett
648 West Ohio
Nashville, Tenn.
37204