K 4623

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Prepared By Harlan Martin
P. O. Box 1076, Hendersonville, Tenn. 37075

Map 42-3 Par 121
GH

WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Mr. & Mrs. Ernest H. Garrett
ADDRESS: 816 N. Summerfield Drive, Madison, Tennessee

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS

Cash in hand paid by ERNEST H. GARRETT AND WIFE, ELA P. GARRETT, and for other good and valuable considerations, the receipt of which is hereby acknowledged, We, CHARLES E. LEE AND WIFE, BARBARA S. LEE,

AUG-1 72	CONV	42,000.00			
AUG-1 72	S'TAX		A*	109.20	
AUG-1 72	PR'FEE		A*	.50	
AUG-1 72	W'DEED		A*	8.00	* 117.70

have bargained and sold, and by these presents do transfer and convey unto the said ERNEST H. GARRETT AND WIFE, ELA P. GARRETT, their heirs and ~~assigns/successors of~~ assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 9, Plan of Bonnie Brae, Section V, as of record in Book 3600, Page 68, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles E. Lee and wife, Barbara S. Lee, by deed from Charles B. Buchanan and wife, Bessie M. Buchanan, of record in Book 3922, Page 214, Register's Office of Davidson County, Tennessee.

Above property subject to restrictive covenants recorded in Book 3803, Page 469, said Register's Office, and plan of record in Book 3600, Page 68, said Register's Office, with reference to setback line and easements for public utility purposes.

Possession of property to be given by September 15, 1972.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ERNEST H. GARRETT AND WIFE, ELA P. GARRETT, their ~~successors and assigns~~ heirs and assigns, forever.

And we covenant with the said ERNEST H. GARRETT AND WIFE, ELA P. GARRETT, 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.

Current taxes to be pro-rated.

And We, CHARLES E. LEE AND WIFE, BARBARA S. LEE, do further covenant and bind ourselves, our ~~successors and assigns~~ heirs and representatives, to warrant and forever defend the title to the said land to the said ERNEST H. GARRETT AND WIFE, ELA P. GARRETT, their ~~successors~~ heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 31st day of July, 1972.

Charles E. Lee
CHARLES E. LEE

Barbara S. Lee
BARBARA S. LEE

STATE OF TENNESSEE
SUMNER County.

Personally appeared before me, William T. Burgess, a Notary Public in and for said County and State, the within named Charles E. Lee and wife, Barbara S. Lee,

the bargainors, 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 Hendersonville, Tennessee, this 31st day of July, 1972

William T. Burgess, Notary Public

Commission Expires 5-14-76

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ 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

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WARRANTY DEED

FROM

Charles E. Lee et ux, Barbara S. Lee

TO

Ernest H. Garrett et ux, Ela P. Garrett

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $42,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Ernest H Garrett
Affiant

Subscribed and sworn to before me this the 31 day of July, 1972.

William D. Burgess
Notary Public or Register

My Commission Expires 5-14-76

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sumner County Title Company
HENDERSONVILLE, TENNESSEE
P. O. Box 676 Phone 824-6916

B 69604

T
IDENTIF. REFERENCE

AUG 1 8 56 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.