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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Richard C. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1973.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Garrett (NAME)	Same (NAME)	
119 Teelia Drive (STREET ADDRESS OR ROUTE NUMBER)	119 Teelia Drive (STREET ADDRESS)	71-7
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	165 Pal

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EULA STEVENS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD C. GARRETT and wife, LEONA M. GARRETT

HEREINAFTER CALLED THE 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. 21 on the Map of the Re-Subdivision of I. D. Luton's Addition on Meridian Street, as of record in Book 974, page 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 70 feet on the easterly side of Luton Street and runs back between parallel lines 212.4 feet on the north line and 215 feet on the south line to a dead line.

BEING the same property vested in Eula Stevens, a widow, as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to James Johnie Stevens and wife, Eula Stevens from John L. Shreeve and wife, Bernice Luton Shreeve of record in Book 1307, page 11, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1703 Luton Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of February, 1973

Eula Stevens

Eula Stevens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eula Stevens

the bargainor S, 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 Nashville, Tennessee, this 22nd day of February 1973.

Commission expires 11-30-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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

B 95967

WARRANTY DEED

FROM

EULA STEVENS, a widow

TO

RICHARD C. GARRETT ET UX

IDENTIF. REFERENCE

FEB 23 3 45 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB23	CONV	12,000.00			
FEB23	S'TAX		A*	31.20	
FEB23	PR'FEE		A*	.50	
FEB23	W'DEED		A*	4.00	* 35.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILLIAMS & FORBES
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201