THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
NASHVILLE, TENN.

BOOK 4755 PAGE 624

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP - PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 15-14 Par 32 | Mr/Mrs Joe G. Savley same as below | Guaranty Mortgage Co. 311 7th Avenue, North Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 14D-51280 | 7520 Piper Court Joelton, Tennessee | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES WILLIAM MILES and wife, JOHNNIE ELIZABETH MILES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE G. SAVLEY and wife, FRANCES L. SAVLEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37 on the Plan of Joelton Heights, Section II, as of record in Book 3700, page 85.

Said Lot No. 37 fronts 168.2 feet along the southwesterly margin of Piper Court and extends back between converging lines 395 feet on the northwesterly line and 406.5 feet on the southeasterly line to a line at the rear measuring 78 feet thereon.

Included but excluded is that part of the property conveyed to the State of Tennessee of record in Book 4599, page 197, as follows:

Being part of Lot No. 37 on the Plan of Joelton Heights, Section 2, as of record in Book 3700, page 85, as follows: BEGINNING at a point in W. Mike Gary's east boundary line, said point being the northwest corner of Lot No. 36 on said plan; thence with Gary's boundary line, north 16 degrees 35 minutes west 64 feet, more or less, to a point which is 180 feet northerly from the center line of Proposed I-24; thence south 73 degrees 01 minutes 50 seconds east 127 feet, more or less, to Robert Cox's (Lot No. 36) northerly boundary line; thence with said boundary line, south 76 degrees 30 minutes west 107 feet, more or less, to the point of beginning, containing 3,445 square feet.

Being part of the property conveyed to James William Miles and wife, Johnnie Elizabeth Miles, by deed from Mike Gary and wife, Nancy P. Gary, of record in Book 4110, page 537.

This conveyance is made subject to restrictions in Book 4053, page 221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of October, 1973.

Johnnie Elizabeth Miles
Johnnie Elizabeth Miles

James William Miles
James William Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named James William Miles and wife, Johnnie Elizabeth Miles 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, the 9th day of October, 19 73.

My commission expires: 7-27-77

David B. Herbert
Notary Public

DAVID B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 23,000.00 Amount

Joe G. Savley

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 1973

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

David B. Herbert
Notary Public

DAVID B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

WARRANTY DEED

FROM JAMES WILLIAM MILES AND WIFE

TO JOE G. SAVLEY AND WIFE

C 27847

IDENTIF. REFERENCE

OCT 15 3 27 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To: ORTALE, KELLEY, HERBERT & CRAWFORD
3rd National Bank Bldg.
Nashville, Tennessee

| | | | | | |
|---|---|---|---|---|---|
| OCT 15 | CONV | 23,000.00 | | | |
| OCT 15 | STAX | | A* | 59.80 | |
| OCT 15 | FEE | | A* | .50 | |
| OCT 15 | WDEED | | A* | 4.00 | * 64.30 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public