This instrument was prepared by: BOOK 4782 PAGE 22
Andrew D. Tanner, Attorney
507 American Trust Building
P. O. Box 2541
Nashville TN 37219

G-235161-Pioneer Nat'l.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian G. Garrett et ux	J. I. Kislak Mortgage Corp. of Florida	6DA-31755
(NAME)	(NAME)	
242 East Morton Avenue	1101 Brickell Avenue	119-14-96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37211	Miami, Florida 33131	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of a certain trust deed dated September 25, 1972, and filed for record on September 26, 1972, the office of the Recorder of Deeds of Davidson County, Tennessee, in Book 4640, page 908, and note of even date thereby secured, in the original principal amount of $13,900.00, payable to J. I. Kislak Mortgage Corporation of Florida, which deed the Grantees herein assume and agree to pay as part payment of the purchase price. The Grantees further hereby assume the obligation of Raymond L. Wheeler et ux under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, I, JEANNE D. WHEELER, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said BRIAN G. GARRETT and wife, MARY JANE DEWEY GARRETT, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 12 of Block "A" on the Map of Woodbine Courts, Part One, as of record in Book 1130, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 75 feet on the northerly side of East Morton Avenue and runs back 214.4 feet on the west line and 213.5 feet on the east line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Raymond L. Wheeler and wife, Jeanne D. Wheeler, by deed from Betty Sue Stafford, as of record in Book 4640, page 906, said Register's Office, the said Raymond L. Wheeler having since died.

This conveyance is made subject to restrictions of record in Book 1163, page 441; and the recorded plan shows owner's certificate, 35-foot setback line from East Morton Avenue, and a 10-foot easement for utilities along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,900.00

Subscribed and sworn to before me, this the 19th day of January 19 74

Affiant Mary Jane Dewey Garrett

My commission expires: My Commission Expires May 8, 1975 (Affix Seal)

Notary Public Eva M. Kent

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 242 East Morton Avenue, Nashville TN37211
(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 Brian G. Garrett and wife, Mary Jane Dewey Garrett, their *(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 abovementioned deed of trust assumed by Grantees.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Brian G. Garrett and wife, Mary Jane Dewey Garrett, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this nineteenth *day of* January, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jeanne D. Wheeler
Jeanne D. Wheeler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Jeanne D. Wheeler

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* 19th *day of* January, *19* 74.

My Commission Expires Nov. 8, 1975 — Ina N. Kent — *Notary Public*

Commission expires

INA N. KENT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

JAN21	CONV	17,900.00			
JAN21	S'TAX		A*	46.54	
JAN21	PR'FEE		A*	.50	
JAN21	W'DEED		A*	4.00	* 51.04

WARRANTY DEED

FROM JEANNE D. WHEELER

TO BRIAN G. GARRETT et ux

C 3 9 1 1 9

T

IDENTIF. REFERENCE

JAN 21 9 27 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to: Nixon-Kent Realty Co. Inc.. 2535 Franklin Rd..Nashville.Tennessee 37204