BOOK 4895 PAGE 758

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$29,500.00

John K. Kannard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 75

Barbara Wallace
Notary Public

MY COMMISSION EXPIRES: 4-14-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John K. Kannard (NAME)	National Mortgage Company (NAME)	3D 41465
2132 June Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	95-1
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	45

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, Jerald V. Garrett et ux Sheila G. Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John K. Kannard et ux Barbara M. Kannard

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:

BEING Lot 40 41, on the Plan of Donelson Hills, of record in Plat Book 2331, Pages 22 and 23, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jerald V. Garrett et ux Sheila G. Garrett, of record in Book 4585, Page 893, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2396, Page 365, said Register's Office, and any existing easements.

This is unimproved ( ) improved (X) property, known as 2132 June Drive, Nashville, Tennessee 37214
(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 our hand S this 7th day of March, 19 75

Jerald V. Garrett: Jerald V. Garrett

Sheila G. Garrett: Sheila G. Garrett

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 Jerald V. Garrett et ux Sheila G. Garrett

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 7th day of March 19 75

Commission expires 7-19-78

Bruce [illegible]
Notary Public

STATE OF TENNESSEE
Davidson 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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

FILE BOX 3

WARRANTY DEED

FROM
JERALD V. GARRETT ET UX

TO
SHEILA G. GARRETT

JOHN K. KANNARD ET UX

BARBARA M. KANNARD

C 90490

IDENTIF. REFERENCE

MAR 13 11 16 AM '75

FELIX Z. WELSH JR REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

MAR 13 75	CONV	29,500.00			
MAR 13 75	S'TAX		A*	76.70	
MAR 13 75	P'FEE		A*	.50	
MAR 13 75	W'DEED		A*	4.00	* 81.20