Prepared by
Homer E. Ayers
Madison Ave
Madison, Tenn

WARRANTY DEED

BOOK 4919 PAGE 689

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Esther Kilgore (NAME)	Albert Garver (NAME)	14D-38145
Route 2 (STREET ADDRESS OR ROUTE NUMBER)	7377 Bidwell Road (STREET ADDRESS)	Map 14
Joelton, Tennessee 37080 (CITY) (P. O. ZONE) (STATE)	Joelton, Tennessee 37080 (CITY) (ZONE) (STATE)	Par 107

For and in Consideration of the sum of----------One and no/100 ($1.00)----------

----------*DOLLARS*

cash, and the love and affection we have for each other and for our daughter, Ruth Esther Kilgore, we, Albert Garver and wife, Grace Garver,

----------*have bargained and sold, and by these presents do transfer and convey unto the said* Albert Garver, Grace Garver and Ruth Esther Kilgore, as tenants in common, with survivorship obtaining ~~heirs and assigns a certain tract or parcel of~~ Land in *~~land in~~ Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 14th District of said County, being Lot No. 46 on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:
Beginning at a point in the southwest margin of Bidwell Road, 6637.4 feet from the margin of Old Clarksville Pike; thence South 59° West 905.5 feet to a point; thence South 3° 30' West 121.34 feet to a point; thence North 59° East 974 feet to a point in the southwest corner of Bidwell Road; thence with the margin of said road, North 31° West 100 feet to the beginning, containing 2.16 acres, more or less.

And being the same property conveyed to Albert Garver and wife, Grace Garver, by deed from Willard Dickens and wife, Esther Dickens, of record in Book 4348, Page 492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3572, page 3, Register's Office for Davidson County, Tennessee, and as amended by instrument of record in Book 4345, page 606, said Register's Office.

It is our express intent in making this conveyance that a tenancy in common be created, with full rights of survivorship obtaining in each of the grantees-that is, at the death of any grantee hereunder, the remaining grantees shall be vested with the absolute fee as tenants in common and the last survivor shall be vested with the entire fee to be his or hers absolutely, and such will be the case irrespective

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,660.00

Subscribed and sworn to before me, this the 5th day of June, 19 75.

Affiant

My commission expires: 10-31-76
(Affix Seal)

Notary Public

of any wills or testamentary gifts or conveyances heretofore or hereinafter made by any grantee hereunder.

unimproved ( )
This is improved (X) property, known as 7377 Bidwell Road, Joelton, Tennessee 37080
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruth Esther Kilgore and her *heirs and assigns, forever.*

And we *do covenant with the said* Ruth Esther Kilgore *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.*

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert Garver, Grace Garver and Ruth Esther Kilgore *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 5th *day of* June, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Grace Garver

Albert Garver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Homer R. Ayers, a Notary Public in and for said County and State, the within named George Gowns and Albert Gowns

the bargainor, 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 Madison, Tennessee, this 5th day of June, 1975.

H.R. Ayers, Notary Public.

Commission Expires 10-31-76

STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein containcd.

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

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

TO

D01586

IDENTIF. REFERENCE

JUN 6 12 48 PM '75

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

JUN-6 75	CONV	25,660.00			
JUN-6 75	S TAX		A*	66.82	
JUN-6 75	PR FEE		A*	.50	
JUN-6 75	W DEED		A*	8.00	* 75.32