THIS INSTRUMENT PREPARED BY:

BOOK 4951 PAGE 179

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| | George F. Brandt, et ux<br>Marsha Brandt | Guaranty Mortgage Company<br>First American Center<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S)<br>25W 08005 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>109 38th Avenue, North | LOAN OR ACCOUNT NO. 30606<br>PROPERTY IS [X] 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), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

ANDY J. WOLVERTON and wife, RUBY STEWART WOLVERTON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE F. BRANDT and wife, MARSHA BRANDT,

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:

Land in Davidson County, Tennessee, being Lot No. 112 on the Map of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 112 fronts 50 feet on the westerly side of 38th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Andy J. Wolverton and wife, Ruby Stewart Wolverton, by deed from J. L. Spicer and wife, Eula E. Spicer, of record in Book 2699, page 535, Register's Office for said County.

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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, except for 1975 taxes, which have been prorated and assumed by Grantees.

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 September, 1975.

ANDY J. WOLVERTON

RUBY STEWART WOLVERTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Andy J. Wolverton and wife, Ruby Stewart Wolverton, 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 September, 1975.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE 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
$ 18,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF September, 1975.

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

ANDY J. WOLVERTON & WIFE,
RUBY STEWART WOLVERTON

TO

GEORGE F. BRANDT & WIFE,
MARSHA BRANDT

D 15677

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IDENTIF. REFERENCE

SEP 16 8 47 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd Nat'l Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared SEP 16 IN CONV 18,000.00 and _____, with whom I am personally acquainted, and who upon oath acknowledged SEP 16 IN STAX A* 46.80 to be the _____ and SEP 16 IN PRFEE _____, respectively, of A* .50, a corporation, the bargainor SEP 16 IN DEED that _____, as such A* 4.00 and 51.30, 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