BOOK 5058 PAGE 463

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,000.00 Robert C. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 1976.

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT E. GARNER, SR.	Engel Mortgage Company, Inc.	162-3
(NAME)	(NAME)	
130 SHIHMEN COURT	P.O. BOX 847	49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH, TENNESSEE 37013	Birmingham, Al 35201	05DU-55223
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MICHAEL B. MIERS and wife, PAMELA HOLBERT MIERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT C. GARNER, SR. et ux BRENDA C. GARNER

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:

LAND in Davidson County, Tennessee, being Lot No. 225 on the plan of Antioch Park, Section 2, of record in Book 3842, page 240, Register's Office for said County.

SAID Lot No. 225 fronts 68.19 feet on the easterly margin of Shihmen Court and extends back 134.80 feet on the northerly line and 172.50 feet on the southerly line to a broken line in the rear, measuring 129.55 feet thereon.

BEING the same property conveyed to Michael B. Miers (single) by deed from John W. Brimm and wife, Shellia E. Brimm of record in Book 4836, page 432, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 130 SHIHMEN COURT (House Number) (Street) ANTIOCH, TENNESSEE 37013 (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 my hand this 12TH day of AUGUST, 1976

Pamela Holbert Miers
Pamela Holbert Miers

Michael B. Miers
Michael B. Miers

STATE OF TENNESSEE
Davidson County

BOOK 5058 PAGE 464

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL B. MIERS, and wife, PAMELA HOLBERT MIERS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 12TH day of AUGUST 19 76

Commission expires 2-5-77

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

WARRANTY DEED

FROM
MICHAEL B. MIERS, unmarried

TO
ROBERT C. GARNER, SR.

D 6 3 6 9 9

IDENTIF. REFERENCE

AUG 18 9 12 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

AUG 18 76	CONV	27,000.00			
AUG 18 76	S'TAX		8*	70.20	
AUG 18 76	PR'FEE		8*	.50	
AUG 18 76	W'DEED		8*	4.00	* 74.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & [illegible] ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Paid 1 Box 8