BOOK 5081 PAGE 155

THIS INSTRUMENT PREPARED BY:
David B. Herbert
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
104-1-178	Mr/Mrs James L. Garmon	Mortgage Corp. of the South P. O. Box 10726 Birmingham , Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 86869
25W-03725	3906 Utah Avenue	PROPERTY IS ☒ 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) and other good and valuable considerations. the receipt of which is hereby acknowledged,

MICHAEL RAY PERKINS and wife, JUDY DORRIS PERKINS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES LEO GARMON and wife, JUANITA FRANCES GARMON

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:

Being the easterly 43.33 feet of Lot No. 3 on the Map of the Resubdivision of Lots Nos. 43 to 45 inclusive, in West Grove Subdivision, as of record in Book 547, page 179.

Said part of Lot No. 3 fronts 43.33 feet on the northerly side of Utah Avenue, formerly an unnamed Street, and runs back 169.5 feet on the easterly line with the westerly margin of an alley and 168.66 feet more or less on the westerly line to the southerly margin of the right-of-way of the West Nashvilel Branch of the N. C. & St. L. Railroad, measuring 43.33 feet thereon.

Being the same property conveyed to Michael Ray Perkins and wife, Judy Dorris Perkins, by deed from Gilbert Anderson and wife, Nellie Garton Anderson, as of record in Book 4977, page 964.

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.

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 20th day of October, 1976.

Michael Ray Perkins

Michael Ray Perkins

Judy Dorris Perkins

Judy Dorris Perkins

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Michael Ray Perkins and wife, Judy Dorris Perkins

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 20th day of October, 1976.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

DOUG 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

$ 10,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF October 76

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

Notary Public

DOUG BRACE NOTARY PUBLIC DAVIDSON COUNTY

D 73890

IDENTIFICATION REFERENCE

Oct 22 3 49 PM '76

REGISTER

WARRANTY DEED
DBH:mas

FROM

MICHAEL R. PERKINS AND WIFE

TO

JAMES L. GARMON AND WIFE

RETURN TO:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr. L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared OCT 22 CONV 10,250.00 and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and OCT 22 W'DEED, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, 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