This Instrument prepared by Barr, Johnston, & Debusk, Attorneys-at-Law

WARRANTY DEED

BOOK 5114 PAGE 459

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John T. Halpin	Fidelity Federal	9D-5285
P.O. Box 50462 (NAME) 7337 Cavalier Court	(NAME) 401 Union	Map 142-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS) Nashville, Tennessee	Par. 17
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) *Dollars,*
cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, receipt of which is hereby acknowledged,

FEB11F CONV 44,400.00
FEB11F S'TAX B* 115.44
FEB11F FR'FEE B* .50
FEB11F W'DEED B* 4.00 * 119.94

Larry D. Garris

has does *this day bargained and sold, and* ~~do~~ *hereby transfer and convey unto the said* John T. Halpin

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cross Timbers Subdivision, Section II, as of record in Book 3700, page 92, described as follows:

SAID Lot No. 76 fronts 49.32 feet on the southerly margin of Cavalier Court and extends back 212.5 feet on the easterly line and a total of 276.1 feet on the northwesterly and westerly lines to a dead line in the rear on which it measures a total of 170.0 feet.

BEING the same property conveyed to Larry D. Garris and wife, Sally B. Garris, by deed from Alex Leslie Kutin and wife, Geneva K. Kutin, of record in book 4864, page 392, R.O.D.C., Tennessee, and being the same property conveyed to Larry D. Garris by deed from Sally B. Garris of record in Book 5079, page 616, R.O.D.C., Tennessee.

Subject to restrictive covenants in instrument of record in Book 4064, page 909 of said Register's Office.

Subject to mortgage and Deed of Trust of record in Book 4864, page 394.

~~Subject to all easements and restrictions of record.~~

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,400.00

Subscribed and sworn to before me, this the 15 day of Feb. 19 77

Affiant

My commission expires: 11/7/79 (Affix Seal)

Notary Public

This is { unimproved ( ) improved (X) } property, known as 7337 Cavalier Court, Nashville, TN (House Number) (Street) P. O. Address (City, or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Larry D. Garris
(successors), heirs and assigns forever. he *covenant that* he is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

he *further covenant and bind* his *heirs and representatives, to warrant and forever defend the title to said real estate to said* John T. Halpin
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 15th *day of* February, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X

BOOK 5114 PAGE 460

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James V. Barth, a Notary Public in and for said County and State, Larry D. Garris

the within named 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 1st day of February, 1977.

James V. Barth
Notary Public

Commission expires 4/1/79

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.....

WARRANTY DEED

FROM

LARRY D. GARRIS

TO

JOHN T. HALPIN

D 89089

IDENTIF. REFERENCE

FEB 11 1 19 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238