WARRANTY DEED—SHORT FORM. (Box 956-2) MARSHALL & BRUCE-NASHVILLE

For and in Consideration of the sum of Ten and 00/100's--------------------- -------------------($10.00)----------------------------------Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby expressly acknowledged,

NOW, THEREFORE, WE, KARL RUNYAN GARVIN AND CLINTON GARVIN,

62-5
10 pd

MAR 14 CONV 10,000.00
MAR 14 S'TAX B* 26.00
MAR 14 PR'FEE B* .50
MAR 14 W'DEED B* 4.00 * 30.50

have bargained and sold, and by these presents do transfer and convey unto the said KARL RUNYAN GARVIN AND WIFE, SUSAN S. GARVIN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being the South 50 feet of Lot No. 3 of Block 1, on the Plan of A.J. McGaughey's Haysboro Subdivision, of record in Book 547, Pages 15 and 16, Register's Office for said County. Said part of said Lot No. 3 fronts 50 feet on the westerly side of Haysboro Drive, and runs back between parallel lines 300 feet to a 40-foot roadway called Brush Hill Road.

Being the same property conveyed to John F. Garvin and wife, Lillian McGee Garvin by warranty deed dated August 23, 1952 and recorded at Deed Book 2092, Page 269, Register's Office for Davidson County. The said John F. Garvin being deceased upon January 11, 1964 and the said Lillian M. Garvin being deceased upon September 23, 1964, both parties residing in Nashville, Tennessee at the time of their death. The sellers, to-wit: Clinton Garvin and Karl Runyan Garvin, are the sole children and heirs of John F. Garvin and wife, Lilliam M. Garvin.

Margie Jane Morrow Garvin, wife of Clinton Garvin, enters into this instrument of conveyance for the purpose of releasing such interest in said property as she should possess through her marriage to Clinton Garvin.

Kark Runyan Garvin enters into this conveyance in order to vest a complete interest as tenant by the entirety in his wife, Susan S. Garvin.

THIS INSTRUMENT PREPARED BY:
CHARLES N. GRIFFITH, ATTORNEY
106 EAST MAIN STREET
WAVERLY, TENNESSEE 37185

Mail
SEND TAX STATEMENT TO:
Karl R. Garvin
P. O. Box 4815
Nashville, Tennessee 37216

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Karl Runyan Garvin and wife, Susan S. Garvin, their heirs and assigns, forever. And we do covenant with the said Karl Runyan Garvin and wife, Susan S. Garvin that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Karl Runyan Garvin and wife, Susan S. Garvin, their heirs and assigns, against the lawful claims of all persons whomsoever. ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Witness our hands, this 1st day of ~~February~~ MARCH, 1977.

Witness:
Betty M Cranbourne
3211 Redondo Av
Long Beach Ca 90804

Clinton Garvin
Clinton Garvin

Margie Jane Morrow Garvin
Margie Jane Morrow Garvin

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

BOOK 5123 PAGE 964

STATE OF TENNESSEE, COUNTY

Personally appeared before me, Court of said County, the within named

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 10,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

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

Subscribed and sworn to before me this the 11 day of Mar. 1977

Register or Notary Public

Witness my hand, at office, this day of , 19

Clerk.

D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF ~~TENNESSEE~~ CALIFORNIA, COUNTY

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

CLINTON GARVIN AND WIFE, MARGIE JANE MORROW GARVIN,

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

OFFICIAL SEAL
TERESA L. WASSERKRUG
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 22, 1980

Witness my hand and official seal, at Long BEach, California

~~Tennessee~~ California this 1st day of ~~February~~ MARCH, 1977.

My Commission Expires July 20, 1980

Teresa L. Wasserkrug Notary Public.

Warranty Deed

FROM
KARL RUNYAN GARVIN &

To
CLINTON GARVIN

KARL RUNYAN GARVIN ET UX

SUSAN S. GARVIN

STATE OF TENNESSEE
DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of ....., A.D. 19....., at ..... o'clock ..... M. Noted in Note Book ....., page ....., and recorded in Book ....., of Deeds ....., Vol. ....., Page ....., Fee Paid, $ ..... Witness my hand, Register.

State Tax . . . . . $ .....
Clerk's Fee . . . . . $ .....
Total . . . . . $ .....
Paid this ..... day of ....., 19.....

County Court Clerk.

(Box 956-2) MARSHALL & BRUCE, NASHVILLE

STATE OF TENNESSEE, 93482 COUNTY.

Register's Office, ..., 19.....

I, IDENTIF REFERENCE, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. ....., page .....; that they were received MAR 14 1 54 PM '77, 19....., at ..... o'clock ..... M., and entered in Note Book .....,

Page ..... FELIX [illegible] REGISTER DAVIDSON COUNTY, TENN.

Register.