BOOK 5149 PAGE 742

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,900.00

James L. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 1977

Notary Public

MY COMMISSION EXPIRES: May 8, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & SCHMITZ, ATTORNEYS, 807 American Trust Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. GARNER, et ux (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	12D-3450
500 Norton Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. #300 (STREET ADDRESS)	Map: 71-8
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par: 187

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, PAUL WAYNE RHOTON and wife, JANICE BRADY RHOTON HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. GARNER and wife, RAYMELL 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:

BEING Lot No. 108 on the Map of Joywood Heights, Section One, as of record in Book 1130, Page 91, Register's Office for said County, and described as follows:

BEGINNING in the easterly margin of Jones Avenue, at the corner of lots 108 and 109; thence with said Avenue, northerly 39 feet to a monument; thence around a curve in an easterly direction 55.72 feet to a monument in the south margin of Norton Avenue; thence along said Avenue, easterly 79.2 feet to the corner of Lots 107 and 108; thence southerly with the line between said lots, 132 feet to the corner of Lots 108 and 109; thence with the same, westerly 150.5 feet to the point of beginning.

BEING the same property conveyed to Paul Wayne Rhoton and wife, Janice Brady Rhoton, by deed from Vernon Ray Kistner and wife, Barbara Sue Kistner, of record in Book 4402, Page 166, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 500 Norton Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37207 (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 our hand s this 16th day of May, 1977

x Paul Wayne Rhoton
Paul Wayne Rhoton

x Janice Brady Rhoton
Janice Brady Rhoton

BOOK 5149 PAGE 743

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL WAYNE RHOTON and wife, JANICE BRADY RHOTON

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 16th day of May 19 77

Commission expires May 8, 1978

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

PAUL WAYNE RHOTON, et ux

TO

JANICE BRADY RHOTON

JAMES L. GARNER, et ux

RAYMELL GARNER

E 04860

IDENTIF. REFERENCE

MAY 20 1 47 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

CONV 18,900.00

S'TAX

PR'FEE

M'DEED

B* 4.00 * 53.64

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9