THIS INSTRUMENT WAS PREPARED BY James A. Lissman, ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE 37115.

BOOK 5167 PAGE 149

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES H. WITT (NAME)	Same (NAME)	12D 10287
Maplewood Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 61-6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel 155

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*

cash in hand paid by the said grantee, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

KENNETH D. GARNER and wife, PEGGY W. GARNER, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES H. WITT, herein called the grantee, his

~~heirs~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Gra-Mar Acres, Section 14, as of record in Book 4300, page 53, Register's Office for said County.

Said Lot No. 14 fronts 100.0 feet on the northerly side of Maplewood Lane, and extends back 221.1 feet on the easterly line and 221.9 feet on the westerly line, to a line in the rear on which it measures 100.0 feet.

Being the same property conveyed to Kenneth D. Garner and wife, Peggy W. Garner, by deed from Elmer I. Kent and Carl H. Hutson, of record in Book 4234, page 878, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4440, page 745; setback lines and easements of record in Book 4300, page 53, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 5th day of July 1977

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (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 grantee, his ~~heirs~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his ~~heirs~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 1 *day of* July, 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.*

Kenneth D. Garner
(Kenneth D. Garner)

Peggy W. Garner
(Peggy W. Garner)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Kenneth D. Garner and wife, Peggy W. Garner

*the within named 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 ..... *Tennessee, this* 1 *day of* July, *19* 77

Commission expires 5-29-79

Barry V Forsythe
Notary Public

BARRY V. FORSYTHE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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

KENNETH D. GARNER ET UX

TO

JAMES H. WITT

1404 Hazelwood Drive Madisonville

JUL-5?? CONV *6,000.00
JUL-5? S'TAX B* 15.60
JUL-5? PR'FEE B* .50
JUL-5? W'DEED B* 4.00 * 20.10

FEE 12636

IDENTIF. REFERENCE

JUL 5 2 20 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS