WARRANTY DEED

BOOK 5184 PAGE 774

FROM JOHN ALBERT GARRETT AND WIFE, JOYCE M. GARRETT

ADDRESS NEW OWNER(S) AS FOLLOWS:	JAMES W. HERNDON AND WIFE, DONNA C. HERNDON 4705 Debra Drive ~~Hermitage~~, Tennessee 37076
SEND TAX BILLS TO:	SAME 4705 Debra Drive Hermitage, Tennessee 37076
PREPARED BY:	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	149-9-24

Mail

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00 ..... Affiant James W. Herndon

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 1977

DATE

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC * DAVIDSON CO.

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by James W. Herndon and wife, Donna C. Herndon, and other good and valuable considerations, receipt of which is hereby acknowledged.

JOHN ALBERT GARRETT, SR. AND WIFE, JOYCE M. GARRETT,

..... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES W. HERNDON AND WIFE, DONNA C. HERNDON, GRANTEES

..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in ..... Davidson . County, State of Tennessee, described as follows, to wit:

LAND on Davidson County, Tennesse, being Lot No. 42 on the Plan of Debra Heights, SEction 3, of record in Book 4175, page 6, Register's Office for said County.

SAID Lot No. 42 fronts 85.77 feet on the westerly margin of Debra Heights and runs back 139.78 feet on the northerly line and 158.50 feet on the southerly line to a dead line measuring 64.63 feet thereon.

BEING the same property conveyed to John Albert Garrett,Sr. and wife, Joyce M. Garrett by deed from Joe V. Dobbs and wife, Buena M. Dobbs, of record in Book 4280, page 986, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: restrictive covenant contained in instrument of record in Book 4206, page 805, said Register's Office; the Plan of record in Book 4175, page 6, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Debra Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; and easement for overhang along the westerly side of Debra Drive as shown on said Plan.

unimproved ( )
This is improved (X) property, known as 4705 Debra Drive, Hermitage, Tennessee, 37076
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 15th day of AUGUST 19 77

John Albert Garrett Sr.
JOHN ALBERT GARRETT, SR.

Joyce M. Garrett
JOYCE M. GARRETT

NOTARY PUBLIC * DAVIDSON COUNTY, TENN. *

E 20706

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named JOHN ALBERT GARRETT, SR. AND WIFE, JOYCE M. GARRETT

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

FELIX [illegible] REGISTER DAVIDSON COUNTY, TENN. Aug 16 2 20 PM '77 IDENTIFICATION REFERENCE

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 15 day of AUGUST 19 77

1-31-78
Comission Expires

Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY, TENN. *

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the

AUG 16 CONV a corporation, the within named bargainer, and that he as such
AUG 16 S'TAX B* 78.00
(Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained,
AUG 16 PAYEE B* .50
by signing the name of the corporation by self as (Title)
AUG 16 WDFED B* 4.00 * 82.50

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)