BOOK 5223 PAGE 688

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis M. Garman (NAME)	Phyllis M. Garman (NAME)	14-47
1150 Vultee Blvd, K-8 (STREET ADDRESS OR ROUTE NUMBER)	7570 Bidwell Road (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	

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, KENNETH M. HAMBRICK and wife, JOANNE GAY HAMBRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHYLLIS M. GARMAN

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:

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, Engineer, dated April 12, 1969, as follows:

BEGINNING at a point in the easterly margin of Bidwell Road and the center of Long Creek (being also the beginning point of the real estate heretofore conveyed to Truman E. Durham and wife, by deed of record in Book 4342, page 983, Register's Office for Davidson County, Tennessee); thence with the center of Long Creek, North 72° 13' East 116 feet, more or less, to an iron pin; thence North 1° 21' West 181.7 feet, more or less, to an iron pin by a 20" oak; thence North 3° 38' East 819.7 feet, more or less, to an iron pin, thence North 73° 13' West 9.9 feet, more or less, to an iron pin in the easterly right-of-way of Bidwell Road; thence with the easterly margin of said road 1,102.6 feet to the point of beginning, containing 3.04 acres, more or less.

BEING the same property conveyed to Kenneth M. Hambrick and wife, JoAnne Gay Hambrick, by deed from C. W. Fitzgerald, and wife Laura M. Fitzgerald., of record in Book 4489, page 940, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as (House Number) Bidwell Road, Joelton, Tennessee (Street) (P. O. Address) (City or Town) (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 successors, assigns 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 this 15 day of November, 1977

Kenneth M Hambrick

Jo Anne Gay Hambrick

STATE OF Tennessee)
COUNTY OF Davidson)

BOOK 5223 PAGE 689

Personally appeared before me, Sue B. Harding, a Notary Public in and for said County and State, the within named Kenneth M. Hambrick and JoAnne Gay Hambrick the bargainor, 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 17 day of Nov., 1977.

Commission Expires: 8/8/80

Sue B. Harding
Notary Public

STATE OF _____)
COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
KENNETH M. HAMBRICK and wife, JOANNE GAY HAMBRICK

TO
PHYLLIS M. GARMAN

E 37387

IDENTIF. REFERENCE

Nov 17 12 59 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.
File Box 6

NOV 17 77	CONV	10,000.00			
NOV 17 77	S'TAX		B*	26.00	
NOV 17 77	PR'FEE		B*	.50	
NOV 17 77	W'DEED		B*	4.00	* 30.50

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 10,000.00

Phyllis M. Garman

Subscribed and sworn to before me this 17 day of Nov., 1977

My Commission Expires: 8/8/80

Sue B. Harding
Notary Public