Instrument Prepared By:

BOOK 5259 PAGE 460

or, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
15-123	Mr/Mrs John D. Todd	~~New Owner~~ Federal Land Bank Ass. mail P.O. Box 811 Gallatin, TN 37066
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-27905		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAR-6-80	CONV	75,000.00			
MAR-6-80	S'TAX		B*	195.00	
MAR-6-80	PR'FEE		B*	.50	
MAR-6-80	W'DEED		B*	4.00	* 199.50

JAMES B. GARRISON and wife, EDNA GARRISON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN D. TODD and wife, MATTIE RUTH TODD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 14th Civil District of said County, described according to a survey made by Merville & Keel, Inc., dated February 28, 1978, as follows:

BEGINNING at a point in the center line of Morgan Road, said point being the northwest corner of the property conveyed to James Garrison by deed from James William Harris and wife, as of record in Book 4001, page 681; thence with the centerline of Morgan Road, south 87 degrees 30 minutes east 200 feet to a point; thence leaving Morgan Road, south 2 degrees 30 minutes west 1278 feet to a point in a fence line in Barnes north line; thence with the fence lines, north 87 degrees 30 minutes west 200 feet to the intersection of two fence lines being Omohundro's southeast corner; thence with the fence line, north 2 degrees 30 minutes east 1278 feet to the point of beginning, containing 5.87 acres, more or less.

Being the same property conveyed to James B. Garrison and wife, Edna Garrison, by deed from James William Harris and wife, Gladys Willis Harris, as of record in Book 4556, page 736.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of March, 1980.

James B. Garrison
James B. Garrison

Edna Garrison
Edna Garrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James B. Garrison and wife, Edna Garrison 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, the 6th day of March, 19 78.

My commission expires: 7-27-81

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 19 78

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

JAMES B. GARRISON AND WIFE

TO

JOHN D. TODD AND WIFE

E 53404

IDENTIF. REFERENCE

MAR 6 12 58 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public