This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5277 PAGE 791

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bob Gayters, et ux	Security Federal Savings & Loan Assn	Map 118-1
(NAME)	(NAME) 4235 Hillsboro Road	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand and No/100 ---------- ($23,000.00) ----------*Dollars,*

cash in hand paid by Bob Gayters and wife, Annie P. Gayters, the receipt of which is hereby acknowledged,

We, Frances Garrett Barnett, Ben High Garrett, Sr., Sam Haynie Garrett, Jewel Garrett Hornbuckle, James Allen Garrett and Joe Evans Garrett, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Bob Gayters and wife, Annie P. Gayters, their ~~XXXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 97 on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County. Said Lot No. 97 fronts 100 feet on the south side of Beechwood Avenue and runs back between parallel lines, with the west margin of an alley, 188 feet to an alley in the rear.

Being the same property conveyed to Allen S. Garrett and wife, Bertie H. Garrett, by deed from The Prudential Insurance Company of America, of record in Book 1058, page 350, Register's Office for said County, the said Allen S. Garrett having predeceased his wife, Bertie H. Garrett, who died survived by Frances Garrett Barnett, Ben High Garrett, Sr., Sam Haynie Garrett, Jewel Garrett Hornbuckle, James Allen Garrett and Joe Evans Garrett, Jr., as her only heirs-at-law.

APR26 78	CONV	23,000.00			
APR26 78	S'TAX		B*	59.80	
APR26 78	PR'FEE		B*	.50	
APR26 78	W'DEED		B*	4.00	* 64.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 11th day of April, 1978

Affiant

My commission expired 10-24-81 (Affix Seal)

Notary Public

This is unimproved (X) improved property, known as 1305 Beechwood Avenue (House Number) (Street) Nashville, Tennessee 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 Bob Gayters and wife, Annie P. Gayters, their ~~XXXXXXXX~~ *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,* except for 1978 taxes which are prorated and assumed by grantees

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bob Gayters and wife, Annie P. Gayters, their ~~XXXXXXXX~~ *heirs and asrigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 11th *day of* April, 1978., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× James Allen Garrett
× Joe Evans Garrett Jr.
× Jewel Garrette Hornbuckle
× Sam Haynie Garrett
× Ben High Garrett Sr.
× Frances Garrett Barnett
Frances Garrett Barnett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Ben High Garrett, Sr., Sam Haynie Garrett, Jewel Garrett Hornbuckle, James Allen Garrett and Joe Evans Garrett, Jr. *the within named bargainors, 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* 21st *day of* April, *1978.*

Bobbie S. Kelley
Notary Public

Commission expires 10-24-81

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 .....

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Personally appeared before me, Pauline J Milner, a Notary Public in and for said County and State, Frances Garrett Barnett, one of the within named bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oklahoma City, Oklahoma, this 15th day of April, 1978.

Pauline J Milner
Notary Public

Commission expires March 13, 1981

WARRANTY DEED

FROM
Frances Garrett Barnett, et al

TO
Bob Gayters, et ux

E. 6. 1 8 7. 8.

IDENTIF. REFERENCE

APR 26 9 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238