THIS INSTRUMENT PREPARED BY
ALBERT J. FOX, ATTORNEY
SUITE 10 333 GALLATIN RD.
MADISON, TN 37115
868-4972

BOOK 5301 PAGE 164

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Edward E. LeGarde, et ux (NAME) | Same (NAME) | Map 34-3 |
| 124 Twin Hills Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 31 |
| Madison, Tn. 37115 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Sixty Three Thousand ---($63,000.00) --- *Dollars,*

Mary P. Arnold, (surviving spouse of Richard W. Arnold)

*has this day bargained and sold, and do hereby transfer and convey unto the said* Edward E. LeGarde and wife Sharon B. LeGarde *(successors), heirs and assigns,*

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

Being Lot No. 121 on the Plan of Shepherd Hills, Section III, as of record in Book 2900, page 56, Register's Office for said County, described as follows:

BEGINNING at a point on the northwesterly margin of Paula Drive, at the corner of Lots Nos. 120 and 121; thence with the line between said Lots northwesterly 230 feet to a point; thence north 48 degrees 12' east 218.8 feet to a point; thence southeasterly along a slight curve 160 feet to a point at the beginning of a curve; thence around said curve southwesterly 35.23 feet to a point in the northwesterly margin of Paula Drive; thence with the margin of the same southwesterly 170 feet to the point of beginning.

Being the same property conveyed from A. J. Coleman and wife, Edith Coleman to Richard W. Arnold and wife Mary P. Arnold, as of record in Book 3530, Page 619, said Register's Office.

Being part of the property conveyed to A. J. Coleman by deed from George P. Howell, et al, as of record in Book 2041, page 117, said Register's Office, and the same conveyed to the Grantors herein by deed from A. J. Coleman and wife, being filed simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Subscribed and sworn to before me, this the 20th day of June 19 78

Affiant Mary P. Arnold

My commission expires: Nov 3 1980 (Affix Seal)

Notary Public Dwight F. Dangfield

DAVIDSON COUNTY TENNESSEE REAL ESTATE TRANSFER TAX PAID

This is unimproved ( ) improved (X) property, known as 124 Twin Hills Drive, Madison, Tennessee, 3711[illegible] (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* Edward E. LeGarde, and wife Sharon B. LeGarde *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward E. LeGarde and wife Sharon B. LeGarde *(successors), heirs and asrigns, against the lawful claims of all persons.*

*Witness* my *hand this* 20TH *day of* June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary P. Arnold

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Evelyn I. Dargefield, *a Notary Public in and for said County and State,* Mary P. Arnold, *the within named bargainor....., 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* Madison, Tn. *Tennessee this* 20th *day of* June, *19* 78.

Evelyn I. Dargefield
*Notary Public*

*Commission expires* Nov. 3 1980

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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
Mary P. Arnold

TO
Edward E. LeGarde, et ux

E 72268

RECEIVED FOR RECORD
JUN 20 3 06 PM '78

| | | | | | |
|---|---|---|---|---|---|
| JUN 20 78 | CONV | 63,000.00 | | | |
| JUN 20 78 | S'TAX | | B* | 163.80 | |
| JUN 20 78 | PR'FEE | | B* | .50 | |
| JUN 20 78 | W'DEED | | B* | 4.00 | * 168.30 |

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238