PREPARED BY:
Haynes & Smith, Attorneys
140 North Main Street
Goodlettsville, TN 37072
pn

BOOK 5326 PAGE 326

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Garner, et ux	TVB Mortgage Corporation	75-13-76 KS
(NAME)	(NAME)	
256 Bonnalyn Drive	P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by Michael A. Garner and wife, Cheryl L. Garner, and other good and valuable considerations, including the assumptio of an indebtedness in the principal amount of $8,999.61, payable to TVB Mortgage Company, as evidenced by an instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee,

we, Mildred L. Savage Bolsinger and husband, Ralph J. Bolsinger,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael A. Garner and wife, Cheryl L. Garner, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Hermitage Hills Section 2, Revised, of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 80.0 feet on the northeasterly margin of Bonnalynn Drive and runs back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to James W. Savage and wife, Mildred L. Savage, by deed from Reynold Bubis and wife, Harriet Bubis, of record in Book 3221, page 587, Register's Office for Davidson County, Tennessee, the said James W. Savage having since died and Mildred L. Savage and Mildred L. Savage Bolsinger being one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me, this the 25th day of May 1978

Affiant Mildred L. Savage Bolsinger

My commission expires: 6-13-79
(Affix Seal)

Notary Public Patricia A. Norman

NOTARY PUBLIC DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 257 Bonnalyn Drive, Hermitage, TN 37076
(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 Michael A. Garner and wife, Cheryl L. Garner, their *(successors), 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 as noted hereinabove.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael A. Garner and wife, Cheryl L. Garner, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* May, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred L. Savage Bolsinger

Ralph J. Bolsinger

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia A. Norman, *a Notary Public in and for said County and State,* Mildred L. Savage Bolsinger and husband, Ralph J. Bolsinger,

the within named 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 Goodlettsville, Tennessee *this* 25th *day of* May, *19* 78.

Patricia A. Norman
Notary Public

Commission expires 6-12-79

NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

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

MILDRED L. SAVAGE BOLSINGER, ET VIR

TO

MICHAEL A. GARNER, ET UX

AUG 17 78	CONV	35,000.00			
AUG 17 78 S'TAX			B*	91.00	
AUG 17 78 PR'FEE			B*	.50	
AUG 17 78	W'DEED		B*	4.00	* 95.50

E 8 3 3 9 1

IDENTIF. REFERENCE

AUG 17 11 28 AM '78

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS