WARRANTY DEED

BOOK 5421 PAGE 549

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BILLY F. GARRETT, et ux (NAME)	SAME (NAME)	MAP 119-0
19 LUTIE STREET (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 348
NASHVILLE, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	6DA-14212

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00)---------- *Dollars,* cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the Grantee of the balance of an indebtedness to the First Franklin Federal Savings and Loan Association secured by a Deed of Trust of record in Book 5267, page 176, and the assumption by the Grantees of the balance of an indebtedness to Margie L. Williams secured by a Deed of Trust of record in Book 5405, page 480, Register's Office for Davidson County, Tennessee.

We, James E. Moore Sr. and wife, Joanne G. Moore and Pace Properties, Inc., *have this day bargained and sold, and do hereby transfer and convey unto the said* Billy F. Garrett and wife, Joyce L. Garrett their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Rosewood Estates, Section II, as of record in Plat Book 4955, page 125, Register's Office for said County.

Said Lot No. 46 fronts a total of 65 feet on the southerly margin of Lutie Street, and runs back 193.42 feet on the westerly line and 188.25 feet on the easterly line to a line on the rear on which it measures 69.66 feet thereon.

Being the same property conveyed to James E. Moore Sr. and wife, Joanne G. Moore, a 1/2 undivided interest and Pace Properties, Inc., a 1/2 undivided interest, by deed from Margie L. Williams, a single person and surviving tenant by the entirety of record in Book 5405, page 477, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 12th day of April 1979

Billy F. Garrett
Affiant

My commission expires: 8-1-81 (Affix Seal)

Carol Tidwell
Notary Public

This is improved (X) unimproved ( ) property, known as 19 Lutie Street, Nashville, Tennessee 37211 (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 Billy F. Garrett and wife, Joyce L. Garrett 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.*

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

Witness our *hand* s *this* 12th *day of* April, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Moore Sr.
JAMES E. MOORE, SR.

Joanne G. Moore
JOANNE G. MOORE

PACE PROPERTIES, INC.
Jerry Pace
PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James E. Moore Sr. and wife, Joanne G. Moore

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 Nashville, *Tennessee, this* 12th *day of* April, *19* 79

Carol Twidwell *Notary Public*

Commission expires 8-1-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Jerry Pace, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Pace Properties, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 12th *day of* April, *19* 79

Carol Twidwell *Notary Public*

Commission expires 8-1-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

6159 CHECK

WARRANTY DEED

FROM

TO

24243

IDENTIF. REFERENCE

APR 16 11 41 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

This Instrument prepared by
M. NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5421 PAGE 551

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37500.00- CO	
			97.50 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 102.00-	
6159A04/16/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-2424.3

IDENTIFICATION REFERENCE

APR 16 11 42 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 677500