This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5457 PAGE 736

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eston L. Garrett and wife, Tommy Sue Garrett	Third National Mortgage Company	161-9-18
(NAME)	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Eston L. Garrett and wife, Tommy Sue Garrett and other good and valuabl considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert L. Smith and wife, Libbye D. Smith

have this day bargained and sold, and do hereby transfer and convey unto the said Eston L. Garrett and wife, Tommy Sue Garrett

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

Being Lot No. 62 on the plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 204.09 feet on the easterly side of Bradfield Drive and extends back 185 feet on the northerly line and 148.57 feet on the southerly line to a dead line, measuring 99.9 feet thereon.

Being the same property conveyed to Robert L. Smith and wife, Libbye D. Smith by deed from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler of record in Book 4096, page 190, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities, 40-foot building setback line from Bradfield Drive and conditions of Owner's Certificate of record in Book 3600, page 89, Register's Office for said County; and restrictive covenants of record in Book 3836, page 719, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 27 day of June 19 79

My commission expires: 4/18/82 (Affix Seal)

X Eston L. Garrell
Affiant

Notary Public

unimproved ( )
This is improved XX property, known as 5436 Bradfield Drive, Nashville, Tennessee 37220
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 27th *day of* June, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L. Smith

Libbye D. Smith

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTH *a Notary Public in and for said County and State,* Robert L. Smith and wife, Libbye D. Smith

*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* 27 *day of* JUNE, *19* 79

Nancy L Koth *Notary Public*

Commission expires 4/18/82

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 .....

3004 06/29 136.50- CHECK

F-37370

IDENTIF. REFERENCE

JUN 29 8 35 AM '79

FELIX Z. ALSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 236583
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Robert L. Smith and wife,
Libbye D. Smith
TO
Eston L. Garrett and wife,
Tommy Sue Garrett

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5457 PAGE 735

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

70000.00- CO
182.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 186.50-
3004A06/29/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-37370

IDENTIF. REFERENCE

JUN 29 8 35 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 693827