| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Kenneth D. Garner (NAME) | Same (NAME) | 52-1 |
| 201 Edgemeade (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | par. 199 |
| Madison TN. 37115 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 11D 70455 Re |

**WARRANTY DEED** BOOK 5504 PAGE 821

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, We, C. E. Garner and wife, Alice Garner

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Dwayne Garner

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 14 of Block "F" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County.

Said part of said lot fronts 53 feet on the northerly side of Madison Boulevard, and extends back 183 feet on the easterly line and 163.9 feet, more or less, on the westerly line, to a line in the rear on which it measures 50 feet, more or less.

Being part of the same property conveyed to C. E. Garner and wife, Lillian Garner, by deed from Margaret R. Tankersley, of record in Book 2740, Page 259, Register's Office for said County; with the said Lillian Garner, having since died.

This is improved (X) unimproved ( ) property, known as 259 Madison Blvd., Madison, Tenn. 37115
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 7th day of May, 19 79.

C E Garner Alice Garner

(2)

BOOK 5504 PAGE 822

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. E. Garner and wife, Alice Garner

the 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 Hendersonville, this 13th day of MAY, 1979.

My commission expires 8/13/80 Notary Public M. G. Meiggs

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Kenneth D. Garner

Sworn to and subscribed before me
this 25th day of September, 1979.

~~My commission expires~~ Notary Public E. Breshears / Dep. Reg.

This instrument was prepared by:

LESEMANN & MEIGGS, ATTYS, 899 W. Main Street, Hendersonville, Tn. 37075

Name Address

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
SEP 25 2 55 PM '79
IDENTIF. REFERENCE
F 5 4 2 0 9

4245 WARRANTY DEED - CHECK

FROM C. E. Garner and wife, Alice Garner

TO Kenneth Dwayne Garner [redacted]

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

BOOK 5504 PAGE 823

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 20000.00- | CO |
| | | | 52.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 58.50- |
| 4245A09/25/79 | | | | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-54209

IDENTIF. REFERENCE

SEP 25 2 55 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 714471