# WARRANTY DEED

BOOK 5652 PAGE 89

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Putman Properties | Guaranty Mortgage | 83-1 |
| (NAME) | (NAME) | |
| P. O. Box 415 | | 220 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, including the agreement by the grantees herein to assume a certain indebtedness of record in Book 4119, Page 371, *Dollars,* R.O.D.C.T.,

Robert E. Miers and James D. Hughey

*have this day bargained and sold, and do hereby transfer and convey unto the said* Putman Properties, Inc.

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

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the plan of W. H. Hyronemus' Addition to Nashville, as of record in Book 161, Page 174, Register's Office for said County, and part of Lot No. 8 in the Division of the estate of Jno. Hobson, deceased, as of record in Min Bk. "L", Page 363, Circuit Court for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 15, 1967, as follows:

BEGINNING at a point in the southerly margin of Granada Avenue, formerly Bailey Avenue, 100.5 feet (field measurement), westerly from Gallatin Pike, said point being the northwest corner of the property conveyed to Eva M. Eaton by deed from H. G. Hill Realty Company, of record in Book 928, Page 601, said Register's Office; thence with her westerly line southwardly 120 feet, more or less, to the southerly margin of the lot conveyed by Thomas S. Weaver, Clark and Master, to Iola A. Lanier, by deed of record in Book 267, Page 257, said Register's Office; thence westerly along the line of said last mentioned lot 45 feet to the southeast corner of a lot conveyed to T. J. Wheeler by H. G. Hill Realty Co. by deed recorded in Book 739, Page 202, said Register's Office; thence northwardly with the line of said Wheeler property 120 feet, more or less; to the point in the southerly morgin of Granada Avenue, formerly Bailey Avenue; thence with said morgin of said Avenue, easterly 45 feet to the beginning.
BEING the same land conveyed to Robert E. Miers and James D. Hughey by deed from WJBC Enterprises, Inc., of record in Book 5072 Page 501.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 1st day of September 1980

Affiant

My commission expires: 1-18-82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1044 Granada Ave., Nashville, TN 37206 (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* Putman Properties, Inc.

*(successors), heirs and assigns forever.* it *covenant that* it is *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 stated above.

It *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Putman Properties, Inc.

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* their *hand* s *this* 31 *day of* August, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert E. Miers

James D. Hughey

Judy B. Miers
By Robert E. Miers atty in Fact

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Rex M. Turner, *a Notary Public in and for said County and State,* James D. Hughey and Robert E. Miers, Commerce B. Hughey

*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* 1st *day of* September, *19*80.

Rex M Turner
*Notary Public*

*Commission expires* 10-18-80

NOTARY PUBLIC

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* .....

2706 09/17 04:20- CHECK

**WARRANTY DEED**

FROM
Robert E. Miers
James D. Hughey

TO
Putman Properties, Inc.

Prepared by
Landmark Properties
4113 Lawton Rd.
Nashville, Tn 37216

G.O. 8 1.7 3

IDENTIF. REFERENCE

SEP 17 12 12 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Comments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

mail to
Landmark Properties
4113 Lawton Rd.
Nashville, Tn 37216

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5652 PAGE 91

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 30000.00- | CO |
| | | | 78.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 84.50- |
| | | | 2786A09/17/80 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0. 8. 1. 7. 3

T
IDENTIF. REFERENCE

SEP 17 12 12 PM '80

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 780633