B-4-1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32000.00

Jo Ann Wakefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 84

Betty O. Eberman
Notary Public

MY COMMISSION EXPIRES: 7/18/1990

(AFFIX SEAL)

BOOK 6320 PAGE 378

THIS INSTRUMENT WAS PREPARED BY
SATURN &MAZER, ATTORNEYS 212 Third Avenue, North, Nashville, TN. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: THDA c/o | MAP-PARCEL NUMBERS |
|---|---|---|
| Jo Ann Wakefield (NAME) | Dominion Bancshares Mortgage Corporation (NAME) | Map 91-11 |
| 5108 Illinois Avenue (STREET ADDRESS OR ROUTE NUMBER) | 9900 Main Street, Suite #200 (STREET ADDRESS) | Par 53 |
| Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP) | Fairfax, Virginia 22031 (CITY) (STATE) (ZIP) | 12W-12885 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MORRIS B. GARLAND, THOMAS EDWARD GARLAND, CLESSIE L. GARLAND, WILLIAM C. GARLAND, and LILLIE G. HUBBELL, Heirs at Law of Eugene G. Garland, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JO ANN WAKEFIELD, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 1013 and 1015 in Block 165 on the Plan of No. 1 - West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lots front 100 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to a 25 foot alley in the rear.

BEING the same property conveyed to Eugene G. Garland and wife, Jerdie Lee Garland by deed from Walter Stokes, Jr., of record in Book 1248, page 255, Register's Office for Davidson County, Tennessee. The said Jerdie Lee Garland and Eugene G. Garland both having since died, the said Eugene G. Garland being predeceased by Jerdie Lee Garland. Morris B. Garland, Thomas Edward Garland, Clessie L. Garland, William C. Garland and Lillie G. Hubbell, being all of the children and heirs at law of Eugene G. Garland.

THIS instrument is executed by Morris B. Garland, as Attorney in Fact for Thomas Edward Garland, as his Attorney in Fact, pursuant to a power of attorney of record in Book 6162, page 153, Register's Office for Davidson County, Tennessee.

30573 IDENTIF. REFERENCE JUN 21 9 49 AM '84 ELIA Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

This is improved ( X ) unimproved ( ) property, known as 5108 Illinois Avenue, Nashville, Tn. 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 19th day of June, 19 84

Morris B. Garland — Clessie L. Garland — Lillie G. Hubbell

Thomas Edward Garland by Morris B. Garland, Attorney in Fact — William C. Garland by Morris B. Garland, Attorney in Fact.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris B. Garland, Clessie L. Garland, William C. Garland and Lillie G. Hubbell 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 Nashville, Tennessee, this 19th day of June 19 84.

Commission expires 7/18/87

Betty L. Ehresman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of June, 1984, before me personally appeared Morris B. Garland, to me known to be the person who executed the foregoing instrument in behalf of Thomas Edward Garland, as his attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Thomas Edward Garland.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of June, 1984.

Betty L. Ehresman
Notary Public
My Commission expires: 7/18/87

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 83.20 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 89.70- |
| | | 6733A | 06/21/84 DAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I30573

T
IDENTIF. REFERENCE

JUN 21 9 49 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0045980