This instrument prepared by: Sam M. Balthrop
BALTHROP AND PERRY ATTORNEYS
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, Tennessee 37015

Deborah Angela Garton and husband
William Allen Garton

TO:

Luther M. Vinson, a single man

MAP: 29

PARCEL: 148

SEND TAX BILLS TO SAME

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 22 1 25 PM '86
IDENTIFICATION REFERENCE
035 16

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and the assumption of the unpaid balance of approximately $9,200.00 and other obligations of a note in the original principal amount of $14,400, secured by the installment deed of record in Book 5286, page 943, Register's Office of Davidson County, Tennessee, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Deborah Angela Garton and husband William Allen Garton, Grantors herein; have bargained and sold and by these presents do convey unto Luther M. Vinson, a single man Grantee herein, his heirs and assigns, a certain parcel of real property situated in the 14th Civil District of Davidson County, Tennessee, and being described as:

> BEGINNING at a point in Schnupp's north boundary line and the center of Marrowbone Road with iron pin pointer on east side of said road; thence North 89° East 20 poles to an iron pin in old fence line; thence North 5° West 16 poles to an iron pin; thence North 86° West 18.74 poles to the center of said Marrowbone Road with iron pin pointer on east side; thence with the center of said Road, South 1-1/2° West 19.54 poles to the point of beginning, containing 2.15 acres, more or less.
>
> AND BEING the same property conveyed to Deborah Angela Garton by deed from William Allen Garton of record at Book 6025, page 770, Register's Office of Davidson County, Tennessee, and to William Allen Garton and wife, Deborah Angela Garton by deed of record in Book 5286, page 943, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto

the said Grantee, his heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered, except for the lien of 1986 Metropolitan Nashville Davidson County property taxes which have been prorated between the parties and payment assumed by the Grantee herein. unless otherwise herein set forth. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Grantors make oath that the actual consideration for this conveyance or fair value of the property, whichever is greater, is $ 29700 .

IN WITNESS WHEREOF We have hereunto set our hands this the 12th day of April, 1986.

Deborah A. Garton
Deborah Angela Garton

William A. Garton
William Allen Garton

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Deborah Angela Garton and husband William Allen Garton, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 12th day of April, 1986.

Sam M. Balthrop
NOTARY PUBLIC

My Commission Expires: 10/6/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 29,700
Sam M. Balthrop
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 1986
B. Edwards
Deputy Register

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6865 PAGE 335

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

29700.00- CAMT.
77.22 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 83.72-
7266A05/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351.6

IDENTIFICATION REFERENCE

MAY 22 1 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251021