Free 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS:
SAM GARNER ET UX	THE KISSELL COMPANY	11D 92922
(NAME)	(NAME)	
845 Heritage Circle	30 Warder Street	42-7A-49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN. 37115	Springfield, Ohio 45501	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7040 PAGE 477

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness of record in Book 5992, page 216, Register's Office, secured by a Deed of Trust in favor of The Kissell Company, to which Deed of Trust reference is hereby made for complete terms and conditions thereof;

We, WINFRED D. WALLBROWN AND WIFE, BRENDA S. WALLBROWN,

have bargained and sold, and by these presents do transfer and convey unto the said SAM GARNER AND WIFE, MARY E. 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 Lot No. 213 on the Plan of Revised Phase Two, Heritage Square, as of record in Plat Book 5200, page 378, as amended in Book 6054, page 49, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Winfred D. Wallbrown and wife, Brenda S. Wallbrown, by deed from Fox Ridge Homes, Inc., of record in Book 5992, page 213, Register's Office for Davidson County, Tennessee.

6341 IDENTIF. REFERENCE

Nov 14 1 08 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved (xx) unimproved ( ) property, known as 845 Heritage Circle (House Number) (Street)

Madison, TN. 37115 (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 5th day of November, 19 86.

Winfred D. Wallbrown — Winfred D. Wallbrown

Brenda S. Wallbrown — Brenda S. Wallbrown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WINFRED D. WALLBROWN AND WIFE, BRENDA S. WALLBROWN

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 Madison, Tennessee, this 5th day of November, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Pechue

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 DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,516.83 This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 5th day of November, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Pechue

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

This instrument was prepared by:

WARRANTY DEED

FROM WINFRED D. WALLBROWN ET UX

TO SAM GARNER ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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	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
			53516.83- CAMT. 149.80 CSTAX .50 PRFEE 6.00 WDEED CHECK 156.30- 61GBA1 11/4/86 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6341 IDENTIFICATION REFERENCE

Nov 14 1 08 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.12137