52-E
97

WARRANTY DEED

BOOK 8091 PAGE 907

THIS DEED OF CONVEYANCE executed and delivered on this the 19th day of April, 1990, by Donald K. Garwood and wife, Sally A. Garwood of Allegany County, New York, hereinafter called the Grantors; to Marlyn Dale Garwood and Donald Edwin Garwood of Davidson County, Tennessee, hereinafter called the Grantees taking as Tenant in Common;

WITNESSETH, THAT, for and in consideration of the sum of TEN ($10.00) Dollars and other good and valuable considerations cash in hand paid, the receipt of all of which is hereby acknowledged, have bargained, sold and conveyed; and, do by these presents hereby bargain, sell and convey to the Grantees, their heirs and assigns, a certain tract or parcel of land, lying and being situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 191 on the plan of Section 4, Sequoia Valley, of record in Book 5200, Page 215, Register's Office for said County.
>
> Said Lot No. 191 fronts 100 feet on the southerly margin of Sioux Terrace and extends back 166.65 feet on the easterly line and 183.35 feet on the westerly line to a broken line in the rear, measuring 102.00 feet thereon.
>
> Being the same property conveyed to Donald K. Garwood and wife, Sally A. Garwood by deed from William H. Dorris and wife, Minka C. Dorris of record in Book 6203, page 926, Register's Office for Davidson County, Tennessee.

The said Grantors, Donald K. Garwood and wife, Sally A. Garwood, reserve unto themselves a life estate in said above described property as long as either of them shall live, with the right to occupy and use said property as their own during their lifetime, including all rents and profits therefrom.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

belonging to the said Marlyn Dale Garwood and Donald Edwin Garwood and their heirs and assigns, forever, except as to the reservation of the life estate as above set forth.

And we do covenant with the said Marlyn Dale Garwood and Donald Edwin Garwood 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 except for that certain Deed of Trust of record in Land Mortgage Book 7012, page 647, Register's Office, Davidson County, Tennessee.

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 Grantees and their heirs and assigns against the lawful claims of all persons, whomsoever.

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Witness our hands this 19th day of April, 1990.

Donald K. Garwood
Donald K. Garwood

Sally A. Garwood
Sally A. Garwood

THIS INSTRUMENT PREPARED BY:
Steven O'Brien Price
Attorney at Law
518 South Main Street
Springfield, Tennessee 37172

NO TITLE SEARCH

STATE OF TENNESSEE

COUNTY OF ROBERTSON

BOOK 8091 PAGE 909

Personally appeared before me, the undersigned, A Notary Public, in and for said County and State, the within named Donald K. Garwood and Sally A. Garwood the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the parties above signing who acknowledged that they executed the within Deed Instrument for the purposes therein contained.

WITNESS, my hand and official seal at office at Springfield, Robertson County, Tennessee, this the 19th day of April, 1990.

Kenny Ann Parks
Notary Public

My commission expires: 08/24/92

STATE OF TENNESSEE

COUNTY OF _____

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 70,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald K Garwood
Affiant

Subscribed and sworn to before me this 19th day of April, 1990.

W. D. Williams
Notary Public

My commission expires: ___/___/___

Atty. Reg.

2755 04:17 0101 0LCASH 24.00

Real Property Taxes To Be Paid By:

NATIONAL MORTGAGE COMPANY
Name

4041 KNIGHT ARNOLD ROAD
Address

MEMPHIS, TENNESSEE - 38118
City, State, Zip code

DONALD K GARWOOD
&
SALLY A. GARWOOD
NEW OWNERS
MARLYN D. GARWOOD
DONALD E. GARWOOD
1210 SIOUX TERRACE
MADISON, TN. 37115

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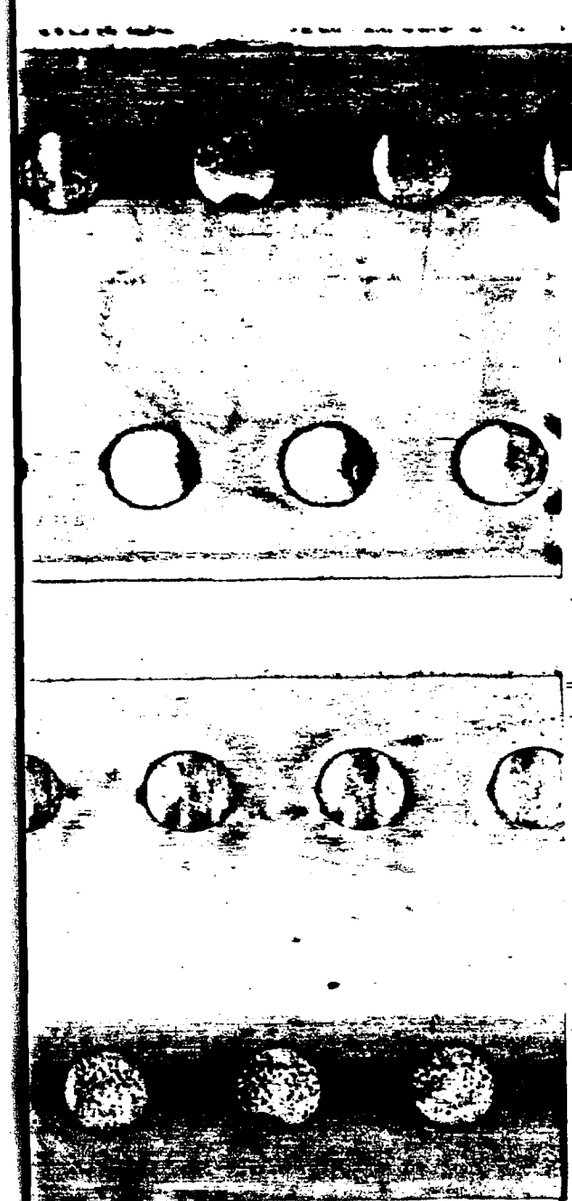
20206

IDENTIF. TREFERENCE

APR 19 2 14 PM '90

DAVIDSON COUNTY TN.

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 8091 PAGE 911

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
				CAMT 70000.00
				CON TX 231.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 244.00
				CASH 244.00
			04/19/90 01	14:10 0001 2786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2U206

IDENTIF. REFERENCE

APR 19 2 14 PM '90

DAVIDSON COUNTY TN.

No. 311876