BOOK 10273 PG 859

# WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35022)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 96

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL 11/28/98

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald C. Garton (NAME) | Countrywide Home Loans (NAME) | 119-14-65 |
| 254 Timmons Street (ADDRESS) | 155 North Lake Ave.P.O. Box 7137 (ADDRESS) | 6DA-31912 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Pasadena, California 91109 (CITY) (STATE) (ZIP) | |

FOR AND 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, Maxine Langley, EXECUTRIX OF THE ESTATE OF TED FAIRCHILD, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald C. Garton and wife, Dana K. Garton

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 the west 29.4 feet front and 28.1 feet rear of Lot No. 7 and the easterly 50 feet of Lot No. 6 Block "D" on the Map of Woodbine Court, Part Two, not of record, described according to a copy of a survey made by Blanchard & Parrish, Engineers, as follows:

BEGINNING at a point in the north margin of East Timmons Avenue, 576.1 feet east of a concrete monument set in the margin of said Avenue at the beginning of a curve at the intersection of said Avenue and Simmons Avenue; thence northerly 156.5 feet to a point in the line of Lot No. 24; thence with the line between Lots Nos. 6 and 24 and between Lots Nos. 7 and 23, easterly 78.1 feet to a point; thence southerly 156.5 feet to a point in the north margin of East Timmons Avenue; thence with the margin of the same, westerly 79.4 feet to the point of beginning.

BEING the same property conveyed to Ted Fairchild by deed from Mildred Jones, unmarried, of record in Book 5690, Page 195, Register's Office for Davidson County, Tennessee. The said Ted Fairchild is now deceased. Maxine Langley appointed Executor by Order of Probate No. 96-P-306. AND IS BENEFICIARY AS TO THIS PROPERTY.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved ( X ) property known as 254 Timmons Street, Nashville, TN 37211
(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 my hand this 19th day of November, 96

Maxine Langley, executrix by Robin Trolinger

Maxine Langley by Robin Trolinger as her attorney in fact

her attorney in fact

BOOK 10273 PG 860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public [illegible] for said County and State the within named [illegible]

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 19th day of November 19 96

Commission expires

Notary Public

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STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation and that as such and being authorized so to do, execute 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

State of Tennessee
County of DAVIDSON

On this the 19TH day of NOVEMBER, 1996, before me personally appeared ROBIN TROLINGER to me known to be the person who executed the foregoing instrument in behalf of MAXINE LANGLEY, EXECUTRIX as HER Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said MAXINE LANGLEY, EXECUTRIX.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 19TH day of NOVEMBER, 1996.

Notary Public

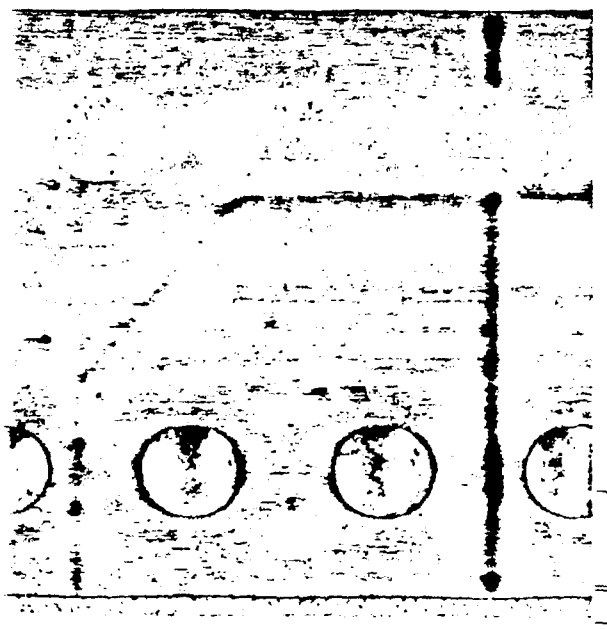
My Commission Expires: 11/28/98

ALAN L. AUBURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0250806
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0011 11/27 0101 03CHECK
#282.80



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

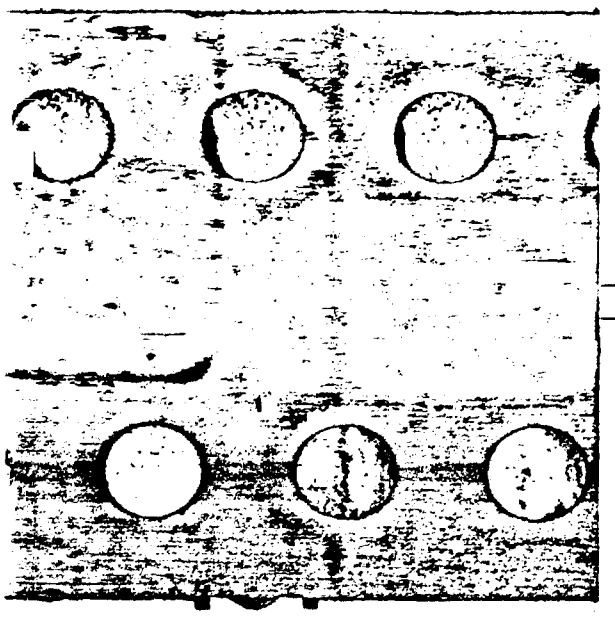
RECEIVED OF _____

FOR _____

BOOK 10273 PG 861

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| 11/27/96 | 01 | 14:44 | 0001 | 0012 |



CAMT 74000.00
CON TX 273.80
PRFEE 1.00
PRFEE 1.00
WDEED 8.00
~~TOTAL~~ ~~283.80~~
~~CHECK~~ ~~283.80~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/27/96 01 14:44 0001 0011

VOID
PRFEE 1.00
~~TOTAL~~ ~~1.00~~
~~CHECK~~ ~~1.00~~

11/27/96 01 14:44 0001 0012

0250806
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TOTAL 282.80

No. 1092693