WARRANTY DEED

For and in consideration of the sum of ten and no/100---------- ----------($10.00)-----*DOLLARS*

cash in hand paid by J. G. Bowman and wife, Emma H. Bowman, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Eugene R. Bogle and wife, Virginia Arnall Bogle,

have bargained and sold, and by these presents do transfer and convey unto the said J. G. Bowman and wife, Emma H. Bowman, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being lot No. 51 on the Plan of Green Hills Subdivision No. 2 as of record in book 547, page 139, Register's Office for said County.
Said lot No. 51 fronts 70 feet on the southerly side of Green Hills Avenue and runs back 165 feet 9 inches on the westerly line and 165 feet 1 inch on the easterly line to a dead line, and measures 70 feet thereon.
Being the same real property conveyed to Eugene R. Bogle and wife, Virginia Arnall Bogle, by deed from James D. Shollenbarger and wife, dated February 1, 1946, filed February 4, 1946, and recorded in book 1349, page 427, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. G. Bowman and wife, Emma H. Bowman, their

heirs and assigns, forever.

And we *do covenant with the said* J. G. Bowman and wife, Emma H. Bowman

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 taxes for the year 1961 which are prorated and assumed by the purchasers.

And we, Eugene R. Bogle and wife, Virginia Arnall Bogle

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. G. Bowman and wife, Emma H. Bowman, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* -e- *day of* ----------, 19---, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eugene R. Bogle

Virginia Arnall Bogle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *a Notary Public in and for said County and State,* ..... *the within named bargainor* , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ..... *19*.

..... *Notary Public*

Commission expires .....