TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Thomas D. Cowan (NAME) | First Federal Savings (NAME) | 10D-25901 |
| 3794 Marydale Drive (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | BOOK 3835 PAGE 574 |
| Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | |

For and in consideration of the sum of ----------)$10.00)---------- Ten and No/100---------- DOLLARS cash in hand paid by Thomas D. Cowan, unmarried

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, John W. Riadon, III and wife, Beverly C. Riadon

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 Lot No. 19 on the Plan of Bell Valley, as of record in Book 3500, page 45, Register's Office for said County.

Said Lot No. 19 fronts 128 feet on the north side of Marydale Drive and extends back 143.5 feet on the westerly line and 138.1 feet on the easterly line, to a dead line in the rear on which it measures 112 feet.

Being the same property conveyed to John W. Riadon, III and wife, Beverly C. Riadon, by deed from R. R. Mincy and R. E. Mincy, as of record in Book 3818, page 883, said Register's Office.

---

This conveyance is made subject to restrictive covenants, easements and set-back lines applicable to said property and taxes for the year 1964 which have been pro-rated and assumed by the purchasers.

This is unimproved ( ) improved (X) property, known as 3794 Marydale Drive, Nashville, Tennessee 37207 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 23rd day of November, 1964

John W. Riadon, III

Beverly C. Riadon

STATE TAX $ 24.98
PROBATE .50
TOTAL $ 25.48

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ----------, a Notary Public in and for said County and State, the within named John W. Riadon, III and wife, Beverly C. Riadon

NOV 24 1964

R. E. WORRALL
CLERK
DAVIDSON COUNTY, TENN.

the bargainors, 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 Nashville, Tennessee this 23rd day of November, 1964

PAID NOV 24 1964

Commission expires ---------- Notary Public ----------

TENNESSEE TITLE COMPANY

59665

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 24 3 20 PM '64

NOTE BOOK 110 PAGE 469
RECORDING FEE $ 2.00
DEP. REG. 1

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
BUYERS TITLE INSURANCE CORPORATION
1004

16,650.00

# Warranty Deed

FROM
JOHN W. RIADON, III AND WIFE,
BEVERLY C. RIADON

To

THOMAS D. COWAN, UNMARRIED

PLEASE MAIL TO - Mrs. M. O. Baker, 108 Wyatt Drive, Madison, Tenn.