WARRANTY DEED

BOOK 3917 PAGE 38

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. J. V. Cowan (NAME:)	Mr. J. V. Cowan (NAME:)	2945 Bellemeade
710 West View Avenue (STREET ADDRESS OR ROUTE NUMBER)	710 West View Avenue (STREET ADDRESS)	Map 130-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 50

For and in Consideration of the sum of Twenty-Seven Thousand and no/100ths ($27,000.00) *DOLLARS*

the receipt of which is hereby acknowledged,

I, Miriam G. Silber,

have bargained and sold, and by these presents do transfer and convey unto the said J. V. Cowan, Jr., and wife, Marie R. Cowan their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 183-A and 183-B on the Plan of the Resubdivision of part of Royal Oaks, as of record in Book 974, Pages 4 and 5, Register's Office for said County.

According to a survey made by T. R. Sanford, Surveyor, August 30, 1949, said Lots Nos. 183-A and 183-B front together 200 feet on the easterly side of West View Avenue and run back 298.5 feet on the northerly line and 295 feet on the southerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Al Silber and wife, Miriam G. Silber by deed from R. K. Smith and wife, of record in Book 1784, Page 69, said Register's Office, the said Al Silber having since died.

unimproved ( ) This is improved (X) property, known as 710 (House Number) West View Avenue (Street) Nashville, Tennessee (P. O. Address: City or Town)

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. V. Cowan, Jr., and wife, Marie R. Cowan their *heirs and assigns, forever.*

And I *do covenant with the said* J. V. Cowan, Jr., and wife, Marie R. Cowan *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1965 taxes which are assumed.

And I, Miriam G. Silber *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. V. Cowan, Jr., and wife, Marie R. Cowan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* July, 19 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Miriam G. Silber

This instrument was prepared by:

Elkin Garfinkle
Stahlman Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, Miriam O. Silber

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 28th day of July, 19 65.

L. D. Richards Notary Public

My commission expires May 1, 1966.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

MIRIAM O. SILBER

TO

J. V. COWAN, ET UX

6-18571

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

90655

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 28 11 38 AM '65

NOTED BOOK 112 PAGE 132
RECORDING FEE $ 2.00
DEP. REG. .....

Compliments of
Guaranty Title Company

STATE TAX $ 46.50
PROBATE .50
TOTAL $ 47.00

JUL 28 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 28 1965