This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, Tennessee

BOOK 4140 PAGE 417

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. Sowell (NAME:)	Same (NAME:)	Map. 105-3
3929 Hydes Lane (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 310
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	PW

For and in Consideration of the ~~[illegible]~~ love and affection, which I have for my Grandson, John N. Sowell, ~~[illegible]~~

I, Lula A. Watley, a widow have bargained and sold, and by these presents do transfer and convey unto the said John N. Sowell his 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. 3 on the Plan of the Resubdivision of Lots Nos. 23, 24 and 25 of D.F. Wilkins's Property, as of record in book 3106, page 29, Register's Office for said County.

Said lot No. 3 fronts 63.1 feet on the westerly side of First Avenue South and runs back between parallel lines 183.5 feet to an alley.

Said property was conveyed to Alonzo Watley, and wife, Lula Watley, by two deeds, one from J.H. Johnson, and wife, dated October 6, 1923, filed October 8, 1923, and recorded in book 623, page 64, and the other from Frank L. Duffie, and wife, dated December 20, 1924, filed December 22, 1924, and recorded in book 658, page 351, said Register's Office.

This is improved (X) unimproved ( ) property, known as 1245 First Avenue South (House Number) (Street) Nashville, Tennessee (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 John N. Sowell his heirs and assigns, forever.

And I do covenant with the said John N. Sowell 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.

And I, Lula A. Watley, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John N. Sowell his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 10th day of June, 1967

x Lula A Watley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lula A. Watley, a widow,

the 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 10 day of June 19 67

Commission expires 1/21/71

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM Lula A. Watley, a widow

TO John N. Sowell 3929 Nyadale Nashville, Tenn. 37218

75222

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 12 11 30 AM '67

NOTED: BOOK 116 PAGE 376
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 12 1967

JUN 12 1967

STATE TAX $ 4.70
PROBATE .50
TOTAL $ 4.70