This instrument prepared by:
Herbert R. Rich, Attorney
213 Third Avenue, North
Nashville, Tennessee 37201

BOOK 4183 PAGE 670

WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ben H. Rowan, et ux (NAME)	Murphree Mortgage Co.	Map 130-9-72
108 Clydelan Court (STREET ADDRESS OR ROUTE NUMBER)	226 - 3rd Ave. No., (STREET ADDRESS)	M.C. Parcel 7D 31690
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37205 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100---------- ($10.00)---------- DOLLARS Cash in hand paid by Ben Hardin Rowan and wife, Jennifer K. Rowan, hereinafter referred to as the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, including Grantees' assuming and agreeing to pay the unpaid balance of an indebtedness secured by a deed of trust of record in Book 3621, page 351, Register's Office, Davidson County, Tennessee,

We, Ralph Forrest Langreck, Jr. and wife, Dorothy C. Langreck, 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. 4 on the Plan of Warner Court, Section II, as of record in Book 2330, page 124, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 108.4 feet on the north side of Clydelan Court and extends back 223 feet on the westerly line and 200 feet on the easterly line, to a dead line in the rear on which it measures 200 feet.

BEING the same property conveyed to Ralph Forrest Langreck, Jr., and wife, Dorothy C. Langreck, by deed from Robert B. McKnight, Jr., and wife, Mary Ann McKnight, of record in Book 4033, page 138, Register's Office for Davidson County, Tennessee.

This is (unimproved) (improved (X)) property, known as 108 Clydelan Court, Nashville, Tennessee 37205 (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, except as set out herein and taxes for 1967 which Grantees assume.

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.

Witness our hands this 23rd day of October, 1967

Ralph Forrest Langreck, Jr.

Dorothy C. Langreck

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Ralph Forrest Langreck, Jr.&Dorothy C. Langreck

the bargainer S, 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 October 1967

Commission expires February 16, 1969

A. M. Tenison
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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, 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

Ralph Forrest Langreck, Jr. et ux

TO

Ben Hardin Rowen, et ux

GUARANTY MORTGAGE CO. OF NASHVILLE

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

29,500.00

93607

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 25 8 55 AM '67
NOTED BOOK 117 PAGE 562
RECORDING FEE $ 3.00
DEP. REG. 2

STATE TAX $ 44.25
PROBATE .50
TOTAL $ 44.75

OCT 25 1967 PAID OCT 25 1967

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