TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. Charles H. Sowell, Jr., (NAME)	Guaranty Mortgage Company, (NAME)	4D-24438
4409 Andrew Jackson Parkway, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	Map 75-7-43
Hermitage, Tenn. [illegible] (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

BOOK 4265 PAGE 303

This instrument prepared by Robert D. Short, Jr., Oak Valley Drive, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - DOLLARS cash in hand paid by Charles H. Sowell, Jr., and wife, Martha P. Sowell

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Fischer & Short Construction Company, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does 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. 86 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee. Said Lot No. 86 fronts 97.0 feet on the southeasterly side of Andrew Jackson Parkway and extends back 188.12 feet on the northeasterly line and 187.67 feet on the southwesterly line to a dead line in the rear measuring 78.11 feet thereon.
Being part of the same property conveyed to Fischer & Short Construction Company, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 4225, page 718, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1968 taxes have been prorated and are hereby assumed by the purchasers.

This is improved (X) property, known as 4409 Andrew Jackson Parkway, Hermitage, Tenn.
(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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 26th day of August, 19 68.

Fischer & Short Construction Company, Inc.

Attest:

By: [signature]
Robert D. Short, Jr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Robert D. Short, Jr. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the Fischer & Short Construction Company, Inc. the within named bargainor, a corporation, and that (he) as such President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert D. Short, Jr. as such President. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of August, 19 68

My commission expires February 16, 1969

[signature]
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM

FISCHER & SHORT CONSTRUCTION COMPANY, INC.

TO

CHARLES H. SOWELL, JR., ET UX

REGISTER STAMP BELOW

22,650.00

26th August 68

A. M. Tenison, Notary Public
My Commission Expires Feb. 16, 1969

PUT REVENUE STAMPS HERE:

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1005

BOOK 4265 PAGE 304

A 111534

IDENTIF. REFERENCE

SEP 3 9 28 AM '68

FELIX Z[illegible] CLERK-MASTER
DAVIDSON COUNTY, TENN.

SEP-3	CONV	22,650.00				
SEP-3	S'TAX		A*	58.76		
SEP-3	PR'FEE		A*	.50		
SEP-3	W'DEED		A*	3.00	*	62.26