Murphree Account No. B3162807

9201441
111.75 Tax 25.00 closing
10.00 Deed

BOOK 4298 PAGE 48

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe D. Gower et ux.	Murphree Mortgage Company	Map 102-7
(NAME)	(NAME)	Par. 91
6681 Upton Lane	226 Third Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37202	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.G.

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Three Hundred Twenty Five and 18/100 ----------($16,325.18) ---------- *Dollars,*

of which $1,000.00 has been paid in cash by Joe D. Gower and wife, Joy B. Gower, the receipt of which is hereby acknowledged, and for the remainder the said Joe D. Gower and wife, Joy B. Gower, have assumed and agreed to pay the unpaid balance of $15,325.18 of an original indebtedness of $15,500.00 secured by deed of trust of record in book 4157, page 388, Register's Office for Davidson County, Tennessee,

We, Elihugh Jake Perry, Jr. and wife, Judy S. Perry,

have this day bargained and sold, and do hereby transfer and convey unto the said

Joe D. Gower and wife, Joy B. Gower, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 48 on the Plan of Charlotte Park, Section 26, as of record in book 3700, page 91, Register's Office for said County.
Said lot fronts 104.46 feet on the northerly side of Upton Lane and extends back 151.80 feet on the westerly line and 115.87 feet on the easterly line to a dead line measuring 47.42 feet thereon.
Being the same property conveyed to Elihugh Jake Perry, Jr. and wife, Judy S. Perry, by deed from Jones Lumber Company, Inc., of record in book 4157, page 387, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities and drainage along the southerly line and rear line, anchor easement at the southwest corner of premises, 30-foot building setback line from Upton Lane and conditions of owners certificate, as shown on plan of record in book 3700, page 91, said Register's Office; and to restrictive covenants of record in book 4142, page 166, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,325.18

Subscribed and sworn to before me, this the 18th day of Dec 1968

Affiant

My commission expires (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Joe D. Gower and wife, Joy B. Gower, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except taxes for 1968 which are prorated and assumed by the grantees, and by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe D. Gower and wife, Joy B. Gower, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 18 *day of* Dec, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:
James W. Rutherford, Attorney
Nashville Bank & Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, [illegible]

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

Witness my hand and official seal at Nashville Tennessee, this 19th day of Dec., 19 68

[illegible] Notary Public

Commission expires 10-28-72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of December, 19 68

[illegible] Notary Public

Commission expires Nov. 1, 1972

[redacted]	[redacted]	[redacted]			*	[redacted]
JAN-3[illegible]	CONV	16,325.18				
JAN-3[illegible]	S'TAX		B*	42.38		
JAN-3[illegible]	PR'FEE		B*	.50		
JAN-3[illegible]	W'DEED		B*	3.00	*	45.88

WARRANTY DEED

FROM

Elihugh Jake Perry, Jr. et ux.

TO

Joe D. Gower et ux.

A 25679

IDENTIF. REFERENCE

JAN 3 2 48 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE