BOOK 4315 PAGE 786

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF March 1969.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Russell H. Hippe, Jr. (NAME) 26th Floor, L & C Tower, Nashville, Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Cowan et ux (NAME)	Commerce Union Bank (NAME)	Map 71-14
711 Oneida Avenue (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par. 180
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John L. W. Clark and wife, Bonnie L. Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Cowan and wife, Rosie M. Cowan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being parts of Lots Nos. 79 and 80 on the Plan of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for said County, and described according to a survey made by John Kohl, February 14, 1969, as follows:
Beginning at a point in the northerly margin of Oneida Avenue at the corner of Lots Nos. 80 and 81; thence westwardly along the northerly margin of Oneida Avenue 66 feet to a point; thence northerly 136 feet more or less, to the rear line; thence easterly 65.5 feet, more or less to a point; thence southerly 148.5 feet, more or less to the beginning.
Being the same property conveyed to John L. W. Clark and wife, Bonnie L. Clark by deeds from Calvin C. Warren and wife, Aileen McCord Warren of record in Book 1637, page 265, said Register's Office, and from J. E. Taymon and wife, Lena Taymon of record in Book 4095, page 814, said Register's Office.

This is { unimproved ( ) / improved (X) } property, known as 711 Oneida Avenue (House Number), Nashville (Street), Tennessee 37207 (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7th day of March, 1969

John L. W. Clark
John L. W. Clark

Bonnie L. Clark
Bonnie L. Clark

STATE OF TENNESSEE
Davidson County

BOOK 4315 PAGE 787

Personally appeared before me, Mary Caudray, a Notary Public in and for said County and State, the within named John L. W. Clark and wife, Bonnie L. Clark

the bargainor 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 7th day of March is 69

Commission expires 1/22/73

Mary Caudray
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) acknowledged (themselves) (himself) 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 John L. W. Clark and wife,

TO Bonnie L. Clark

John W. Cowan and wife,

Rosie M. Cowan

A 33025

IDENTIF. REFERENCE

MAR 7 3 57 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-7 69	CONV	*9,600.00			
MAR-7 69 S'TAX			A*	24.96	
MAR-7 69 PR'FEE			A*	.50	
MAR-7 69	W'DEED		A*	3.00	* 28.46