WARRANTY DEED

BOOK 4326 PAGE 405

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leon J. Bowman (NAME)	First Federal (NAME)	Map 70-1
3233 West Hamilton Avenue (STREET ADDRESS OR ROUTE NUMBER)	236-4th Avenue, North, (STREET ADDRESS)	Par. 48
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4231, page 64, Register's Office for Davidson County, Tennessee.

We, Felton M. Polk and wife, Cornellia S. Polk

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

Leon J. Bowman and wife, Ernestine Bowman

their ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Treppard Heights, Section 8, as of record in Book 2854, page 52, Register's Office for said County.

Said lot fronts 80 feet on the south side of West Hamilton Avenue and extends back 563.3 feet more or less on the ~~east~~ line, 590.1 feet more or less on the west line to the center line of Whites Creek on which it measures 83 feet more or less.

Being the same property conveyed to Felton M. Polk and wife, Cornellia S. Polk by deed from Robert R. Cole and wife, Annie Ruth Cole of record in Book 4231, page 62, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,544.16

Subscribed and sworn to before me, this the 16 day of April 19 69

Affiant Leon J. Bowman

My commission expires 1/19/70 (Affix Seal)

Notary Public Lois Smith

This is improved / unimproved 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

Leon J. Bowman and wife, Ernestine Bowman

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 as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Leon J. Bowman and wife, Ernestine Bowman, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 16th day of April, 19 69 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Felton M. Polk

Cornellia S. Polk

This Instrument Was Prepared By

Phillip Saindon (pd)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jim Smith, *a Notary Public in and for said County and State,* Felton M. Polk and wife, Cornellia S. Polk, *the within named 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* 16th *day of* April, *19*69.

Jim Smith *Notary Public*

Commission expires 1/19/70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM
FELTON M. POLK, ET UX
TO
LEON J. BOWMAN, ET UX

A 37540

IDENTIF. REFERENCE

APR 17 12 34 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

PEDIGO & SAINDON

APR 17 69	CONV	15,544.16				
APR 17 69	S'TAX		B*	40.30		
APR 17 69	PR'FEE		B*	.50		
APR 17 69	W'DEED		B*	3.00	*	43.80