Deed prepared by J. K. Woodard, Attorney, Madison, Tennessee

Pd & 1017 Bermuda Dr.

BOOK 4347 PAGE 263

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil B. Rowe et ux	Loan Guaranty Officer,	Map 84-14
(NAME:) 208 Bermuda Drive	(NAME:) Veterans Administration Office 801 Boradway	Par 22
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of Ten and no/100 ($10.00) dollars, cash in hand paid and other good and valuable consideration including the assumption of and agreement to pay by the Grantees herein, the remaining DOLLARS balance of $16,889.58 on a note in the original amount of $17,250.00, dated September 21, 1967, and payable in monthly installments of $103.43 including principal and interest at 6% per annum and secured by a Deed of Trust on the property herein conveyed as of record in Book 4173, Page 341, Davidson County Register's Office. I, Paul Joseph Wade, a single person, hereinafter called the Grantor, *have bargained and sold, and by these presents do transfer and convey unto the said* Cecil B. Rowe, and wife, Margaret G. Rowe, 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 Lot No. 94 on the Plan of Donelson Meadows, Section II, of record in Book 2133, Pages 100 and 101, Register's Office for said County.

Said Lot No. 94 fronts 170.13 feet on the westerly side of Bermuda Drive and runs back between lines, 236.2 feet on the northerly line and 279.3 feet on the southerly line, to a dead line on which it measures 115.2 feet.

Being the same property conveyed to Paul Joseph Wade, a single person, by deed from W. J. Driver, by Charles M. Johnson, Attorney in Fact, as Administrator of Veteran's Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D.C. dated September 13, 1967, recorded in Book 4173, Page 388 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictions filed for record in Book 2283, Page 361, R.O.D.C.
2. The recorded plan shows an Owner's Certificate, a 30 foot set-back line from Bermuda Drive, and a 10 foot easement for public utilities along the westerly rear line.

unimproved ( ) This is improved (X) property, known as 208 Bermuda Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

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 I *do covenant with the said* Grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as herein-above set out and assumed by the Grantees.

And I, the Grantor *do further covenant and bind* myself, my *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 my *hand* ~~his~~ *this* ~~26th~~ 26 *day of* June, 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.*

Paul Joseph Wade

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Joseph Wade, a single person

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 Madison Tennessee, this 26th day of June, 1969.

James R. McKinney
Notary Public

Commission expires 2-23-73

JUL-3 CONV 19,639.58
JUL-3 S'TAX C* 50.96
JUL-3 PR'FEE C* .50
JUL-3 W'DEED C* 3.00 * 54.46

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater is $ 19,639.58

Affiant J. K. Woodard

Subscribed and sworn to before me this 26th day of June, 1969.

James R. McKinney
Notary Public

WARRANTY DEED

FROM

Paul Joseph Wade, a single person

TO

Cecil B. Rowe, and wife, Margaret G. Rowe

Mail to: U.S. Wisman, Atty. 608 Caldwell Rd. Madison, Tenn.

A 46516

IDENTIF. REFERENCE

JUL 3 9 36 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee