BOOK 4359 PAGE 433 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Attorney, 5333 Charlotte Ave., Nash., Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARDEN LEE McGOWAN ETUX (NAME)	SAME (NAME)	Map 91-15
5311 ELKINS AVE (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Par. 56
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	" (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~~ I, Carden Lee McGowan

HEREINAFTER CALLED THE ~~GRANTORS~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO my wife, Monnie Leoma McGowan, to create a tenancy by the entirety between us,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her 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 part of the northwest part of Block 13 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Elkins Avenue, 75 feet east of the easterly margin of Richland Avenue; thence southerly 181.6 feet to the north margin of an alley, said point being 71.3 feet east of the easterly margin of Richland Avenue; thence with the margin of said alley, easterly 50 feet to a point; thence northerly 180 feet to an iron pin in the south margin of Elkins Avenue; thence with the margin of the same, westerly 75 feet to the beginning.

BEING the same property conveyed to Carden Lee McGowan by deed from Clester Eugene Swindle and wife, Rachel J. Swindle, of record in Book 1761, page 67, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 5311 ELKINS AVE NASHVILLE TENN. 37209
(House Number) (Street) (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 my hand this 21 day of August, 19 69

Carden Lee McGowan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carden Lee McGowan

the 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 21 day of August 1969

Commission expires 7/31/73

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 (his oath / their several oaths) acknowledged (himself / themselves) 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
CARDEN LEE McGOWAN

TO
Monnie Leoma McGowan,

to create a tenancy by the entirety

451629

IDENTIF. REFERENCE

AUG 22 10 36 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Fee: C. Brooks Lloyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG22 MISC A* 3.00 * 3.00