(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4399 PAGE 573

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyles H. Sowell et ux	SAME	11 D 90650
(NAME): 213 Blackfoot Court	(NAME):	
(STREET ADDRESS OR ROUTE NUMBER): Madison Tenn	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---*DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, WILLIAM H. TOWE AND WIFE, PATRICIA C. TOWE, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~xxxxxx~~ LYLES H. SOWELL AND WIFE, TANA F. SOWELL, herein 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:*

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Sequoia Valley Section 2, as of record in Book 3700, page 114, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being the same property conveyed to William H. Towe by deed from Murphree Mortgage Company, of record in Book 4292, page 785, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4047, page 877; setback lines and easements as shown on Plan of record in Book 3700, page 114; all in said Register's Office.

unimproved ( )
This is improved (X) property, known as 213 Blackfoot Court, (House Number) (Street) Madison, (P. O. Address:) Tennessee (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 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,* except as stated herein.

And we, the said grantors, *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.*

Witness our *hand* s *this* 19th *day of* February, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(William H. Towe)

(Patricia C. Towe)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Towe and wife, Patricia C. Towe,

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 16 day of February, 19 70.

Notary Public

Commission expires 1/21/73

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred whichever is greater is $ 26,000.00 and that affiant is one of the parties or agent authorized to act in behalf of parties to the deed or an attorney in fact or the trustee or other person acting in a fiduciary capacity who is authorized to make this affidavit on behalf of parties thereto. To the best of affiant's knowledge, information and belief, said consideration is true and correct in all respects. This is a voluntary sale

Lyles H. Sowell
Affiant

Subscribed and sworn to before me this the 19th day of FEB. 19 70

D. J. Brewer
Notary Public

Commission Expires: 1-30-74

FEB 24 70	CONV	26,000.00				
FEB 24 70	S'TAX		A*	67.60		
FEB 24 70	PR'FEE		A*	.50		
FEB 24 70	W'DEED		A*	3.00	*	71.10

WARRANTY DEED

FROM

WILLIAM H. TOWE ET UX

TO

LYLES H. SOWELL ET UX

A 69389

IDENTIF. REFERENCE

FEB 24 1 29 PM '70

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