FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,270.22.

John H. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February 1970

Irma L. Page
Notary Public

MY COMMISSION EXPIRES: 27 May 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Parker (NAME)	Murphree Mortgage Company (NAME)	6D-7950
(STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Map 147-10
(CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 185

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, Robert S. Rowe, Jr. and wife, Patricia W. Rowe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Parker and wife, Carolyn K. Parker

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. 42 on the Plan of Section II, Parkview Estates, as of record in Book 3700, page 87, Register's Office for said County.

Beginning on the north side of Bonerwood Drive at the corner of Lots 42 and 43; thence east along said Drive, 116.97 feet to a monument; thence easterly and northerly along a slight curve 42.03 feet to a monument in the west margin of Bonerwood Court; thence following the margin of the Court, northerly with a slight curve, 142.60 feet to the corner of Lots 41 and 42; thence westerly with the line of said lots, 88 feet to a monument, a corner of lots 41, 42 and 43; thence south with the line of lots 42 and 43, 126.83 feet to the beginning.

Being the same property conveyed to Robert S. Rowe, Jr. and wife, Patricia W. Rowe by deed from Jones Lumber Company, Inc. as of record in Book 4194, page 444, Register's Office for said County.

This is { unimproved / improved } property, known as 536 Bonerwood Drive (House Number) (Street) Nashville, Tennessee (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 23 day of February, 1970

Robert S. Rowe Jr.

Patricia W. Rowe

STATE OF TENNESSEE
Davidson County

BOOK 4402 PAGE 9

Personally appeared before me, Irene B. Hogge, a Notary Public in and for said County and State, the within named Robert S. Rowe, Jr. and wife, Patricia W. Rowe

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 22 day of February 19 70

Commission expires My Commission Expires May 27, 1973

Irene B. Hogge
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
Robert S. Rowe, Jr., et ux

TO
John H. Parker, et ux

A 70508

IDENTIF. REFERENCE!

MAR 9 8 40 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Mail to: Ralph Stevens Realtors
2637 Edge-O-Lake Dr.
Nashville, Tennessee 37217

MAR-9 70	CONV	20,270.22			
MAR-9 70	S'TAX		A*	52.78	
MAR-9 70	PR'FEE		A*	.50	
MAR-9 70	W'DEED		A*	3.00	* 56.28