BOOK 4411 PAGE 953

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman, Bldg., Nashville, Tenn.

WARRANTY DEED

TTC G-215094

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 149-13 Par. 46 pt	Mr/Mrs Claude Dock Sewell same as below	Noel-Palmer Mortgage Company Stahlman Building Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 37003-AM
2D-14995	4792 Bowfield Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 29, 1968, in the original principal sum of $15,500.00, payable to Noel-Palmer Mortgage Company, Inc., in monthly installments of $100.60, including interest as set forth in said note, and being secured by a deed of trust executed by Kenneth R. Carney and wife to J. G. Palmer, Trustee, as of record in Book 4265, page 437,

BILLY H. CUNNINGHAM and wife, NINA C. CUNNINGHAM hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLAUDE DOCK SEWELL and wife, MARY ELIZABETH SEWELL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55 on the Plan of Debra Heights, Section III, as of record in Book 4175, page 6.

Said lot fronts 75 feet on the southeasterly side of Bowfield Drive and extends back 137.96 feet on the northeasterly line and 134.30 feet on the southwesterly line, to a dead line, which is a broken line and measures 108.62 feet.

Being the same property conveyed to Billy H. Cunningham and wife, Nina C. Cunningham, by deed from Kenneth R. Carney and wife, as of record in Book 4369, page 122.

This conveyance is made subject to restrictions of record in Book 4206, page 805.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above, and 1970 Taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of April, 1970.

Billy H. Cunningham
Billy H. Cunningham

Nina C. Cunningham
Nina C. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Billy H. Cunningham and wife, Nina C. Cunningham

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, the 17th day of April, 1970.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,681.83

Claude D. Sewell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1970

MY COMMISSION EXPIRES: July 26, 1970. (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM

BILLY H. CUNNINGHAM AND WIFE

TO

CLAUDE DOCK SEWELL AND WIFE

A 74909

IDENTIF. REFERENCE

APR 20 1 19 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Folk, Reau, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

APR 20 CONV 18,681.83
APR 20 S'TAX A* 48.62
APR 20 PR'FEE A* .50
APR 20 DEED A* 3.00 * 52.12

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public