TENNESSEE TITLE COMPANY

BOOK 4412 PAGE 411 Map. 116-8

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate as tenants by the entirety, Par. 131 PW

WE, LEMUEL HERSCHEL GOWER AND WIFE, DONA S. GOWER AND MARIE H. GOWER hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto L.D. Richards, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 13 on the Map of Woodmont Park Subdivision, as of record in Book 547, page 143, Register's Office for said County.
Said Lot No. 13 fronts 100 feet on the easterly side of Estes Avenue, formerly Compton Road, and runs back between parallel lines 200 feet to a dead line.
Being the same property conveyed to Lemuel Herschel Gower and mother, Marie H. Gower, by deed from Beecher E. Bilbrey, Jr., and wife, as of record in Book 2633, page 199, said Register's Office, and then conveyed to Lemuel Herschel Gower and wife, Dona S. Gower, as to a 2/3 undivided interest, by deed from John C. Jeffords, Trustee, as of record in Book 4092, page 141, said Register's Office.

The actual consideration for this transfer or value of property (whichever is greater) is $10,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lemuel Herschel Gower

Sworn to and subscribed before me
this 21st day of April, 1970
Larry E. Castleman
My commission expires: October 24, 1971

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
326 UNION STREET
NASHVILLE, TENNESSEE 37210

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.
And we do covenant with the said TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, the GRANTORS Lemuel Herschel Gower and wife, Dona S. Gower and Marie H. Gower, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Lemuel Herschel Gower and wife, Dona S. Gower, heirs and assigns, hereinafter referred to as the GRANTEES, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 and assigns, forever.

And I do covenant with the said GRANTEES that I am lawfully seized and posessed of said land and have a good right to convey it.

And I, the said TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 21st day of April, 19 70.

Lemuel Herschel Gower, Dona S. Gower, Marie H. Gower
Lemuel Herschel Gower — Dona S. Gower — Marie H. Gower
L.D. Richards
L.D. Richards, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Larry E. Castleman, a Notary Public in and for said County and State, the within named Lemuel Herschel Gower and wife, Dona S. Gower and Marie H. Gower, the bargainors, 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 21st day of April, 19 70.

Commission expires October 24, 1971 Notary Public Larry E. Castleman

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1001 REVISED

A 75136

IDENTIF. REFERENCE

APR 21 3 33 PM '70
FELIX Z. VIC[illegible] REGISTER
DAVIDSON COUNTY, TENN.

AND

From: L.D. RICHARDS
to: LEMUEL HERSCHEL GOWER, ET UX.
Trustee.

From: LEMUEL HERSCHEL GOWER, ET UX. ET AL.
to: L.D. RICHARDS
Trustee.

Deed
G-21[illegible]

Mail Deeds to 1606 Estes Ave. 37212

[redacted]

APR21 70	CONV	10,000.00				
APR21 70	CONV	10,000.00				
APR21 70	S'TAX		A*	26.00		
APR21 70	S'TAX		A*	26.00		
APR21 70	PR'FEE		A*	.50		
APR21 70	W'DEED		A*	3.00	*	55.50