This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-G-217512

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
106-15-17 PW	Mr/Mrs Arden D. Bowman, Jr.	First Federal Savings & Loan
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DA-13532	411 Bunkerhill 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,

DOUGLAS L. SANDERS and wife, LADYE FRANK SANDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ARDEN D. BOWMAN, JR., and wife, JANETTA R. BOWMAN

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 Reserved Parcel "D" on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, as amended by instrument of record in Book 3375, page 371, described as follows:

BEGINNING at a concrete monument on the northwesterly margin of Havenhill Drive, being the westerly terminus of said Drive, and the southeasterly line of Tennessee Preparatory School property; thence with said property, north 35°42' east 268.6 feet to the southwesterly margin of Bunkerhill Drive; thence with said Drive in a southeasterly direction 219 feet to a concrete monument; thence continuing with said Drive in a southeasterly direction 22 feet to a concrete monument at the beginning of a curve; thence around said curve in a southwesterly direction 39.3 feet to the northwesterly margin of Havenhill Drive; thence with said Drive, northwesterly 135.2 feet to the beginning.

Being the same property conveyed to Douglas L. Sanders and wife, Ladye Frank Sanders, by deed from Houston T. Ezell and wife, as of record in Book 3505, page 433.

This conveyance is made subject to restrictions of record in Book 2959, page 213.

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.

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 25th day of September, 1970.

Douglas L. Sanders

Ladye Frank Sanders

Douglas L. Sanders

Ladye Frank Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4448 PAGE 385

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Douglas L. Sanders and wife, Ladye Frank Sanders 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 25th day of September, 1970.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

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____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $28,000.00

Arden D. Bowman Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 70

MY COMMISSION EXPIRES: July 23, 1974. Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM
DOUGLAS L. SANDERS AND WIFE

TO
ARDEN D. BOWMAN, JR., AND WIFE

A 91359

IDENTIF. REFERENCE

SEP 28 3 07 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 28 70	CONV	28,000.00				
SEP 28 70	S'TAX		A*	72.80		
SEP 28 70	PR'FEE		A*	.50		
SEP 28 70	W'DEED		A*	3.00	*	76.30

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

28,000.00

Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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