This instrument prepared by Harold E. Collins, Atty., 802-51st Ave. NO. Nashville, Tenn.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

WILLIAM F. MALONE, ET AL

TO

JOE GOWER, ET AL

For draftsman's use

BOOK 4451 PAGE 280

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Gower, et al (NAME)	Joe Gower, et al (NAME)	Map 92-13
6681 Upton Lane (STREET ADDRESS OR ROUTE NUMBER)	6681 Upton Lane (STREET ADDRESS)	Par. 248
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37209 (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

OCT 9 2 55 PM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

A92716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$8450.00

William F. Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF October 1970

Harold E. Collins
Notary Public

MY COMMISSION EXPIRES: 1-28-74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of One Thousand and 00/100 ($1,000.00 DOLLARS cash in hand to us paid by Joe Gower and Joe Barnes, Jr., receipt of which is hereby acknowledged, and as further consideration the said grantees agree to assume and pay the balance of a note secured by a certain deed of trust executed by Jim R. Claiborne and wife to Herschel Greer, Trustee, dated December 22, 1958, of record in Book 2888, Page 15, R.O.D.C., Tenn., and assigned to Federal National Mortgage Assn. by instrument of record in Book 2890, Page 400, R.O.D.C., Tenn., to which recorded instruments reference is here made, we, William F. Malone and James C. Malone, Jr., being the sole surviving heirs at law of Martha Rena A. Malone, deceased, have bargained and sold, and by these presents do transfer and convey unto the said Joe Gower and Joe Barnes, Jr. their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 5th, formerly the 11th, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 78 on the Plan of the Resubdivision of Block N. 33 in Charlotte Park Company's Second Addition, Extended, as of record in Book 2330, Page 135, Register's Office for said County, described as follows:

Beginning on the northerly margin of Dakota Avenue at the corner of Lots No. 78 and 79; thence with the line between said two lots northwardly 150 feet to southerly margin of an alley: thence with said alley eastwardly 30 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.4 feet to the westerly margin of 38th Avenue North; thence with said Avenue southwardly 110 feet to the beginning of another curve: thence around said curve with a radius of 20 feet southwestwardly 31.4 feet to the northerly margin of Dakota Avenue; thence with said Avenue, westwardly 30 feet to the beginning.

Being the same property conveyed to James Carl Malone, Sr., and wife, Rena A. Malone, by deed from Jim R. Claiborne and wife, of record in Book 3102, Page 521, Register's Office for Davidson County, Tennessee, the said James Carl Malone, Sr., having predeceased Rena A. Malone, and the said Rena A. Malone having since died, leaving as her sole surviving heirs at law William F. Malone and James C. Malone, Jr. (The said Rena A. Malone being one and the same person as Martha Rena A. Malone.)

This conveyance is made subject to the following: "A 10 foot set-back line from 38th Avenue North and a 25 foot set-back line from Dakota Avenue and restrictive covenants contained in an instrument executed by Valley View Homes, Inc., (not dated), sworn to and subscribed on August

15, 1955, filed August 18, 1955, and recorded in Book 2446, Page 146, placed upon premises by instrument dated January 16, 1958, filed January 17, 1958, and recorded in Book 2735, Page 191.

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This is (unimproved ( ) / improved (X)) property, known as 3800 Dakota Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe Gower and Joe Barnes, Jr. their heirs and assigns, forever.

And we do covenant with the said Joe Gower and Joe Barnes, Jr. 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 appears of record.

And we, William F. Malone and James C. Malone, Jr., do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe Gower and Joe Barnes, Jr. their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 21 day of August, 1970

William F. Malone

James C. Malone, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harold E. Collins, a Notary Public in and for said County and State, the within named William F. Malone and James C. Malone, Jr.

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 21 day of August, 1970.

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY

Harold E. Collins, Notary Public.

Commission expires 7-28-74

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 .

OCT-9? CONV *8,450.00
OCT-9? STAX A* 21.84
OCT-9? PRTFEE A* .50
OCT-2? DEED A* 3.00 * 25.34

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires