WARRANTY DEED

BOOK 4451 PAGE 310

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James L. Dunn, et ux (NAME)	James L. Dunn (NAME)	13D-22625
4534 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	4534 Clarksville Highway (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Thousand and No/100 ---------- ($10,000.00) ---------- *DOLLARS*

cash in hand paid by James L. Dunn and wife, Beulah Dismukes Dunn, the receipt of all of which is hereby acknowledged,

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Henry W. Bowers, Jr., and wife, Neva L. Bowers

have bargained and sold, and by these presents do transfer and convey unto the said James L. Dunn and wife, Beulah Dismukes Dunn, 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 13th Civil District of said County and State, and being described in part according to a survey by Geo. W. Watkins, Surveyor, August 29, 1956, as follows:

Beginning at an iron pin in the southeasterly margin of State Highway No. 112 or Clarksville Pike, 282 feet northeasterly from the northwest corner of property conveyed to Marie B. Gardner, by deed of record in book 2690, page 368, Register's Office for said County, as measured along the margin of said highway; and said beginning point being the northwest corner of property conveyed to Hayes M. Howard et ux, by deed of record in book 4423, page 218, said Register's Office, as corrected by deed of correction in book 4440, page 427, said Register's Office; thence with the northeasterly boundary of the Hayes M. Howard et ux, property last mentioned south 72° 49' east 503.15 feet, more or less, to a point in the westerly boundary of property conveyed to R. B. Beal, by deed of record in book 1129, page 368, said Register's Office; thence north 17° 46' east 89.5 feet to a stake; thence north 17° 05' east 110.5 feet to an iron pin; thence north 72° 20' west 500 feet to a point in the southeasterly margin of said State Highway No. 112; thence with the said margin south 17° 05' east 108 feet to a point; thence south 17° 16' east 92 feet, more or less, to the point of beginning, containing 2.27 acres, more or less.

Being part of the property conveyed to Henry W. Bowers, Jr., and wife, Neva L. Bowers, by deed from R. B. Beal and wife, of record in book 2597, page 543, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 9th day of October 1970

James L Dunn
Affiant

D Rumble
Notary Public Deputy Register

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Dunn and wife, Beulah Dismukes Dunn, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* James L. Dunn and wife, Beulah Dismukes Dunn *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 1970 taxes which are prorated and assumed by the grantees.

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* James L. Dunn and wife, Beulah Dismukes Dunn/their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* August, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry W. Bowers Jr.

Nora L. Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, the within named Henry W. Bowers, Jr., xxxxxxxxxxxxxxxxxxxx xxxxxx

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1970.

Mary Ensey, Notary Public.

Commission Expires June 6, 1972

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, DARYL H. MONE', a Notary Public in and for said County and State, the within named Neva L. Bowers

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

Witness my hand and official seal at Los Angeles, California, this [illegible] day of AUGUST, 1970.

Daryl H Mone, Notary Public.

Commission Expires OCTOBER 24, 1972

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 ....

Witness my hand and seal, at office in ....,

this ...... day of ...., 19......

....
Notary Public

Commission Expires ....

OCT-9??	CONV	10,000.00				
OCT-9??	S'TAX		A*	26.00		
OCT-9??	PR'FEE		A*	.50		
OCT-9??	W'DEED		A*	6.00	*	32.50

WARRANTY DEED

FROM

TO

A 92725

IDENTIF. REFERENCE

OCT 9 3 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE