BOOK 4459 PAGE 399 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None

Lenora W. Dowd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 1970

D. D. Williams
Notary Public

MY COMMISSION EXPIRES: My Register
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia (NAME) 601 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenora McKay Dowd (NAME)	Same (NAME)	Map 102-4
6453 Thunderbird Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Pcl. 30
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	Fat

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Stephen F. Dowd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lenora McKay Dowd, for the purpose of vesting title solely and in fee simple.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 1106 on the Plan of Charlotte Pike, Section XIII, as of record in Book 2900, pages 142 and 143, Register's Office for said County.

Said Lot fronts 72 feet on the easterly side of Thunderbird Drive and runs back 241.9 feet on the southerly line and 280.9 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Stephen F. Dowd and wife, Lenora McKay Dowd, by deed from H. B. Sheets and G. H. Todd as of record in Book 3373, page 603, Register's Office for Davidson County, Tennessee.

It is the express purpose of this conveyance to transfer to the Grantee all the rights, title and interest of the Grantor in and to the hereinabove described land to Lenora McKay Dowd in fee simple absolute as if she is a femme sole, and free from all contracts and liabilities of her present and future husband.

This is { unimproved ( ) / improved (X) } property, known as 6453 (House Number) Thunderbird Drive (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of October, 19 70

Stephen F. Dowd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Mary Ferrell, a Notary Public in and for said County and State, the within named Stephen F. Dowd

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 24 day of October 1970

Commission expires June 30, 1974

Mrs. Mary Ferrell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, ___, a Notary Public within and for the State and County aforesaid, personally appeared ___ and ___ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the ___ and ___ respectively of the ___ the within named bargainor, a corporation, and that (he / they) as such ___ and ___, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ___ as such ___, and attesting the same by the said ___ as such ___.

Witness my hand and official seal at office at ___ on this the ___ day of ___, 19___.

My commission expires ___

___
Notary Public

WARRANTY DEED

FROM
Stephen F. Dowd

TO
Lenora McKay Dowd

A 96409

IDENTIF. REFERENCE

Nov 16 10 45 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 16 70 MISC A* 3.00 * 3.00