BOOK 4466 PAGE 81

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

FREDERICK ERNST GRUTTEMEYER, JR.,

AND WIFE, MARY C. GRUTTEMEYER

TO

OSCAR W. ROWE AND WIFE,

THALIA J. ROWE

For draftsman's use

This instrument prepared by:
J. J. Foley, Jr., Attorney
105 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar W. Rowe (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	9D 6812
7448 Harrow Drive (STREET ADDRESS OR ROUTE NUMBER)	226--3rd Avenue North (STREET ADDRESS)	Map 142-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 87

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

DEC 11 1 34 PM '70

FELIX A. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

A 99017

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,516.91 Oscar W. Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 70

Notary Public

MY COMMISSION EXPIRES: 5-12-72

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated May 2, 1969, and filed for record May 6, 1969, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4330, page 948, and note of even date thereby secured, in the original principal amount of $26,900.00, payable to Murphree Mortgage Company, which debt the grantees herein assume and agree to pay as part payment of the purchase price. The grantees further agree to assume the obligations of the original borrower Frederick Ernst Gruttemeyer, Jr., and wife, Mary C. Gruttemeyer, for any amount paid by the Veterans Administration for the borrower under the terms of the instruments creating the loan.

Frederick Ernst have bargained and sold, and by these presents do transfer and convey unto the said Gruttemeyer, Jr., and wife, Mary C. Gruttemeyer
Oscar W. Rowe and wife, Thalia J. Rowe

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, Register's Office for said County, described as follows:

SAID Lot No. 118 fronts 85.0 feet on the northeasterly side of Harrow Drive and extends back 150.0 feet on the northwesterly line and 150.0 feet on the southeasterly line to a dead line in the rear, measuring 85.00 feet thereon.

BEING the same property conveyed to Frederick Ernst Gruttemeyer, Jr., and wife, Mary C. Gruttemeyer, by deed from Hillsboro Homes, Inc., of record in Book 4330, page 946, Register's Office for Davidson County, Tennessee.

DEC 11 ? CONV 31,515.91
DEC 11 ? STAX A* 81.90
DEC 11 ? MTGEE A* .50
DEC 11 ? MTGEE A* 3.00 * 85.40

BOOK 4466 PAGE 82

WD-2

This is (unimproved) (improved) property, known as 7448 (House Number) Harrow Drive (Street) Nashville, Tennessee (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 Oscar W. Rowe and wife, Thalia J. Rowe their heirs and assigns, forever.

And we do covenant with the said Oscar W. Rowe and wife, Thalia J. Rowe 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.

And we, Frederick Ernst Gruttemeyer, Jr., and wife, Mary C. Gruttemeyer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Oscar W. Rowe and wife, Thalia J. Rowe, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 30th day of November 19 70

Frederick Ernst Gruttemeyer, Jr.

Mary C. Gruttemeyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick Ernst Gruttemeyer, Jr., and wife, Mary C. Gruttemeyer 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 Tennessee, this 30 day of November, 19 70.

Jean Sawater, Notary Public.

Commission expires November 13 1973

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 singing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

Pew 1 Box 8

File:

FERRY PHILLIPS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TE[illegible]