BOOK 4468 PAGE 122

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,267.27

James H. Rowlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December 1970.

Lucille L. Downs
Notary Public

MY COMMISSION EXPIRES: 2-7-1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Glenmore Downs (NAME)	Commerce Union Bank (NAME)	4D 24825
645 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	Map 75-8
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par. 27

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, James H. Rowlett and wife, Barbara A. Rowlett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Glenmore Downs and wife, Lucille L. Downs

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. 227 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 227 fronts 101.82 feet on the northerly margin of Topeka Drive and extends back between lines, 147.34 feet feet on the westerly side and 128.63 feet on the easterly side, to a line in the rear, measuring 57.33 feet thereon.

Being part of the same property conveyed to James H. Rowlett and wife, Barbara A. Rowlett by deed from Malvin Homes, Inc., of record in Book 4263, page 713, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4343, page 906, said Register's Office.

This is improved (X) unimproved ( ) property, known as 645 (House Number) Topeka Drive (Street) Hermitage (P. O. Address) Tennessee (City or Town) 37076 (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 our hand s this 16th day of September, 19 70

James H. Rowlett

Barbara A. Rowlett

STATE OF TENNESSEE
Davidson County

BOOK 1468 PAGE 123

Personally appeared before me, Paul W. Freeman, a Notary Public in and for said County and State, the within named James H. Rowlett et ux

the bargainor, 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 Nashville, Tennessee, this 16th day of September 1970

Commission expires 1-2-74

Paul W. Freeman
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 James H. Rowlett et ux

TO Frank Glenmore Downs, et ux

A 99900

IDENTIF. REFERENCE

Dec 22 9 50 AM '70

FELIX A. ALSUP II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2325 LEBANON ROAD
NASHVILLE, TENN. 37214

DEC22 70	CONV	22,267.29			
DEC22 70	S'TAX		A*	57.98	
DEC22 70	PR'FEE		A*	.50	
DEC22 70	W'DEED		A*	3.00	* 61.48