WARRANTY DEED

BOOK 4485 PAGE 313

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles E. Rowe, et ux	Kimbrough-Kavanaugh & Associates	15DA-35745
(NAME)	(NAME)	
1805 Tammany Drive	404 James Robertson Parkway	MAP 72-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 238
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	15

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Charles E. Rowe and wife, Frances Burnette Rowe, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Charles E. Rowe and wife, Frances Burnette Rowe, and their agreement to pay the unpaid balance of an indebtedness in the original amount of $9,700.00, secured by deed of trust of record in book 3852, page 888, Register's Office for Davidson County, Tennessee,

we, Hattie B. Key Hartan and Madelyn M. Jordan

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Rowe and wife, Frances Burnette Rowe, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 3 on the Map of Sherwood, First Addition, of record in book 1835, page 23, Register's Office for said County.
Said lot No. 3 fronts 94 feet on the easterly side of Tammany Drive and runs back between parallel lines 150 feet to the margin of the TVA transmission right-of-way line, being a dead line, and measuring 94 feet thereon.
Being the same property conveyed to Hattie B. Key Hartan and Madelyn M. Jordan, and to the survivor of them, by deed from William A. Towe and wife, of record in book 4169, page 80, said Register's Office.

[illegible]	CONV	11,500.00		
[illegible]	S'TAX		A* 29.00	
[illegible]	PR'TEE		A* .50	
[illegible]	W'DEED		A* 3.00	* 33.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11500.00

Subscribed and sworn to before me, this the 10th day of March 19 71.

Affiant Charles E. Rowe

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Emery

This is unimproved ( ) improved (X) property, known as 1805 Tammany Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles E. Rowe and wife, Frances Burnette Rowe, their *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Rowe and wife, Frances Burnette Rowe, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 10th *day of* March, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hattie B. Key Hartan

Madelyn M. Jordan

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Hattie B. Key Hartan and Madelyn M. Jordan

the within named 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* 10th *day of* March, *19*71.

Mary Ensey
Notary Public

Commission expires June 6, 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.....

Recorded 3/10/309

WARRANTY DEED

FROM

Hattie B. Key Hartan, et al

TO

Charles E. Rowe, et ux

B 0 7 2 7 4

IDENTIF. REFERENCE

MAR 11 11 00 AM '71

FELIX [illegible]ON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE