BOOK 4487 PAGE 862

L-550,851-2
FILE: Home Federal S & L Association

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
ANDREW EWING, TRUSTEE

TO
JAMES RONALD McGOWAN, and wife,
LaDONNA L. McGOWAN

For draftsman's use

This instrument prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
706 Nashville City Bank and Trust Build, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ronald McGowan, et ux (NAME)	HOME FEDERAL SAVINGS & LOAN ASSN. (NAME)	Map 161-6
Tobylynn Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C TOWER (STREET ADDRESS)	Par. 195
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 22 3 24 PM '71

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 4,250.00

Affiant Janice King

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 1971.

Notary Public

MY COMMISSION EXPIRES: October 24, 1973

(AFFIX SEAL)

208404

For and in Consideration of the sum of Four Thousand, Two Hundred Fifty and 00/100 ($4,250.00) ---------- DOLLARS

cash in hand paid to the undersigned, Andrew Ewing, Trustee, by James Ronald McGowan and wife, LaDonna L. McGowan, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said James Ronald McGowan and wife, LaDonna L. McGowan, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

the Sixth Civil District of

Being Lot No. 185, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 185 fronts a total distance of 81.30 feet on the southerly side of Tobylynn Drive and runs back between lines, 150.00 feet on its westerly line, and 151.25 feet on its easterly line, to a line in the rear on which it measures 87.80 feet.

Being part of the property which was conveyed to Andrew Ewing, Trustee, by deed of Atlas Construction Company of record in Book 3872, page 738, Register's Office for Davidson County, Tennessee.

Said Lot No. 185 is conveyed expressly subject to the following:

1. Taxes for the year 1971, payment of which is expressly assumed by Grantees.
2. Restrictive Covenants of record in Book 4393, page 383, said Register's Office.
3. Said Plan of record in Book 4175, page 108, shows: (a) an Owner's Certificate; (b) a 30-foot minimum building setback line along Tobylynn Drive; (c) a 10-foot utility and drainage easement along its rear line; (d) a 2-1/2 x 25-foot utility anchor easement along its westerly line at its intersection with Tobylynn Drive.

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) 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 Grantees, their _____ heirs and assigns, forever.

And I do covenant with the said Grantees _____ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinbefore set out.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/ assigns, ~~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, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 16th day of February, 19 71

Andrew Ewing Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

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 16th day of February, 19 71

Betty Poage, Notary Public.

Commission expires 10-20-71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, MAR 22 '71 CONV *4,250.00 MAR 22 '71 STAX A* 10.92 FEE A* .50 RDEED A* 3.00 * 14.42 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 _____