THIS INSTRUMENT PREPARED BY J. H. DRAPER, SR. MADISON, TENNESSEE

WARRANTY DEED

BOOK 4499 PAGE 150

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. R. Dowlen (NAME)	Same (NAME)	118 79555
705 Nix Pass (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Map 52-12
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	parcel 33

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*

Cash in hand paid by the Grantees, and other good and valuable consideration receipt of which is hereby acknowledged, and the further consideration that the Grantees herein assume and agree to pay the remaining balance of a note, secured by a Deed of Trust, dated August 2, 1960, as of record in Book 3111, Page 501, Register's Office for Davidson County.

We, Sidney M. DuBuque and wife, Rochelle L. DuBuque *have this day bargained and sold, and do hereby transfer and convey unto the said* W. R. Dowlen and wife, Jeanine D. Dowlen their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Marlin Meadows, Section 1, as of record in Book 1835, Page 108, Register's Office for said County.

Said Lot No. 10 fronts 140 feet on the easterly side of Nix Pass, and runs back between lines 132 feet on the northerly line and 147.16 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 143.5 feet.

Being the same property conveyed to Sidney M. DuBuque and wife, Rochelle L. DuBuque, by deed from Vera Elizabeth Davis, as of record in Book 4329, Page 305, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 14,600

Subscribed and sworn to before me, this the 5th day of May 1971

S. M. DuBuque
Affiant

~~My commission expires:~~ ~~(Affix Seal)~~ ~~Notary Public~~ Dep. Register

This is unimproved ( ) improved (X) property, known as 705 Nix Pass (House Number) (Street) Madison, 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 W. R. Dowlen and wife, Jeanine L. Dowlen, 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 for 1971 taxes, which are assumed by Grantees.

We do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* W. R. Dowlen and wife, Jeanine L. Dowlen their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 3rd *day of* May 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sidney M. DuBuque
Rochelle L. DuBuque

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. M. Draper, Sr., *a Notary Public in and for said County and State,* Sidney M. DuBuque and wife Rochelle L. DuBuque

the within named bargainor S., 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 Madison, Tennessee
this 3rd *day of* May, *19* 71.

Notary Public

Commission expires February 1, 1975

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 .....

MAY-5	CONV	14,600.00			
MAY-5	STAX		A*	37.96	
MAY-5	PUFEE		A*	.50	
MAY-5	WDEED		A*	3.00	* 41.46

WARRANTY DEED

FROM
Sidney M. DuBuque, et ux

TO
W. R. Dowlen, et ux

B 13588

IDENTIF. REFERENCE

MAY 5 12 07 PM '71

FELIX E. WILSON 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