BOOK 4501 PAGE 350

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
ATC-163156

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-289	Mr/Mrs Robert L. McGowan same as below	Guaranty Mortgage Company 311 7th Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 25042
25W-09425	302 50th Avenue, North	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein, to pay the principal balance now due, plus future interest, on a certain note, dated December 14, 1967, in the original principal sum of $8,000.00, payable to Guaranty Mortgage Company, in monthly installments of $57.36, including interest as set forth in said note, and being secured by a deed of trust executed by Robert W. Kirby and wife to Herschel Greer, Trustee, as of record in Book 4200, page 960,

ROBERT W. KIRBY and wife, PEGGY KIRBY
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT L. McGOWAN and wife, PEGGY McGOWAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a part of Block 35 of Charlotte Park Company's First Addition, as of record in Book 57, page 103, described as follows:

BEGINNING at a point 60 feet north of the southwest corner of the westerly 100 feet of the southerly 180 feet of said Block No. 35 and running thence northwardly with the easterly marginof 50th Avenue, North, 60 feet; thence at right angles, easterly 100 feet to a dead line; thence at right angles southwardly 60 feet to a point 60 feet north of the northerly margin of Nevada Avenue; thence at right angles westwardly 100 feet to the point of beginning.

Being the same property conveyed to Robert W. Kirby and wife, Peggy Kirby, by deed from Jessie Mae Clinard, as of record in Book 4200, page 959.

MAY 13	CONV	*8,212.20			
MAY 13	S'TAX		A*	21.32	
MAY 13	PR'FEE		A*	.50	
MAY 13	W'DEED		A*	3.00	* 24.82

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of May, 1971.

Peggy Kirby

Robert W. Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert W. Kirby and wife, Peggy Kirby the 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 Nashville, Tennessee, this the 10th day of May, 1971.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,212.20

Robert L. McGowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 1971

MY COMMISSION EXPIRES July 23, 1974. Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
ETC.

FROM
ROBERT W. KIRBY AND WIFE

TO
ROBERT L. McGOWAN AND WIFE

B 14571

IDENTIF. REFERENCE

MAY 13 8 09 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public