BOOK 4513 PAGE 456

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,800.00

Mattie E. Lesinsky
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mattie E. Lesinsky (NAME)	Same (NAME)	8DA
Hill Circle Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 103 - 1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 102,112 113

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, JOHN S. COWDEN and wife, RUBY S. COWDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTIE E. LESINSKY

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:

LAND in Davidson County, Tennessee, being Lots No. 3, 12 and 13 of Section 5, Cowden Sub-division:
SAID Lot No. 3 is more specifically described as follows: Beginning on a stone in the south boundary of the north part of Hill Circle Drive 200 feet east of Cowden Avenue; thence with the boundary of Hill Circle Drive north 82° east 100 feet to a stone; thence south 18° east 136 feet to a stake in the north line of Hill Top Lot; thence with the north line of the Hill Top Lot south 75° 15' west 85.5 feet to a stake; thence north 22° 15' west 147.5 feet to the point of beginning.
SAID Lot Nos. 12 and 13 are more specifically described as follows: Beginning on a stone in the north boundary of the south part of Hill Circle Drive, said point of beginning being the southwest corner of Lot No. 11; thence with the boundary of Hill Circle Drive south 65° 40' west 153.1 feet to a stone; thence south 74° 25' west 47 feet to a stone, being the southeast corner of Lot No. 14; thence north 6° 30' west 146.5 feet to a stone, being the common corner of Lots 14, 15 and Hill Top Lot; thence north 70° east 148.13 feet to a stone, the northwest corner of Lot No. 11; thence south 24° 20' east 136.2 feet to the point of beginning.

BEING the same property conveyed to John S. Cowden by deed from Alfred T. Adams, Jr., Trustee, of record in Book 4488, page 146, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Hill Circle Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 18th day of June, 1971

Ruby S. Cowden

John S. Cowden

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John S. Cowden and wife, Ruby S. Cowden

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 18th day of June 19 71

Commission expires 12-12-72

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 JOHN S. COWDEN ET UX

TO MATTIE E. LESINSKY

B 19963

IDENTIF. REFERENCE

JUN 22 1 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PETER TORIGIAN JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JUN22	CONV	*4,800.00			
JUN22	STAX		A*	12.48	
JUN22	PHFEE		A*	.50	
JUN22	RDEED		A*	3.00	* 15.98