BOOK 4523 PAGE 519

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Virginia B. Cowan (NAME)	Owner (NAME)	MAP 116-5
155 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 21
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Put

FOR AND IN CONSIDERATION of the sum of Fifty-Two Thousand Three Hundred Eighty-Four and 13/100 ($52,384.13)---------- *Dollars,* cash paid by Virginia B. Cowan, receipt of which is acknowledged, and the assumption by said Grantee of the payment of the balance of a note in the original principal amount of $28,000.00 executed by Grantors herein payable to Willa Dean Wirth, and secured by a vendor's lien recorded in Book 4264, page 968, Register's Office for Davidson County, Tennessee,

We, Edward J. Childers and wife, Valerie A. Childers,

have this day bargained and sold, and do hereby transfer and convey unto the said Virginia B. Cowan, her

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

Being Lot No. 336 on the plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's office for said County.

Said Lot No. 336 fronts 175 feet on the westerly side of Davidson Road and extends back 270.6 feet on the northerly line and 324.8 feet on the southerly line to a dead line, measuring 183.2 feet thereon.

Being the same property conveyed to Edward J. Childers and wife, by deed from Willa Dean Wirth, of record in Book 4264, page 968, said Register's Office.

This conveyance is made subject to utility easement, building setback line and owners certificate as shown on plan of record in Book 2663, page 109; restrictive covenants and agreement contained in deed from H. G. Hill Realty Company to Sheridan Construction Company of record in Book 3100, page 456, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $78,000.00

Subscribed and sworn to before me, this the 26th day of July 19 71

Affiant

My commission expires: Nov. 3, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 155 Davidson Road, Nashville, Tennessee 37205 (House Number) (Street) 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 Virginia B. Cowan, her *(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 as appears of record, and 1971 taxes, which have been pro-rated and assumed by Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Virginia B. Cowan, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26th *day of* July, 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.*

Edward J. Childers

Valerie A. Childers

Valerie A. Childers

BOOK 4523 PAGE 520

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Pickens *a Notary Public in and for said County and State,* Edward J. Childers and wife, Valerie A. Childers

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 Nashville *Tennessee this* 26th *day of* July, *19* 71

George W. Pickens *Notary Public*

Commission expires Nov. 3, 1971

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 .....

JUL 27 71	CONV	78,000.00			
JUL 27 71	S'TAX		A*	202.80	
JUL 27 71	PB'FEE		A*	.50	
JUL 27 71	W'DEED		A*	4.00	* 207.30

WARRANTY DEED

FROM
Edward J. Childers, et ux
TO
Virginia B. Cowan

This Instrument Prepared By:
Thomas M. Black, Attorney
500 Court Square Building
Nashville, Tennessee 37201

B 24413

IDENTIF. REFERENCE

JUL 27 11 06 AM '71

FELIX Z. ... 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

mail to:
GEO. L. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201