BOOK 1531 PAGE 613

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
JOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP, PARCEL, GRP.
William Dennis Bowman (NAME)	Guaranty Mortgage Co. (NAME)	Map 73-12
2925 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	Par. 17
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by William D. Bowman and wife, Frances F. Bowman, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $15,900.00, secured by a deed of trust to Herschel Greer, Trustee, dated October 27, 1959, filed October 29, 1959, and recorded in Book 2990, page 279, Register's Office for Davidson County, Tennessee.

We, James U. Burkard and wife, Patricia M. Burkard,

have this day bargained and sold, and do hereby transfer and convey unto the said

William D. Bowman and wife, Frances F. Bowman,

their *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 249 on the Map of Sunset View Subdivision, Section II, as of record in book 2663, page 52, Register's Office for said County. Said Lot No. 249 fronts 130 feet on the westerly side of McGavock Pike and runs back 237.5 feet on the north line and 147.76 feet on the south line to a dead line in the rear measuring 161.87 feet thereon.
Being the same property conveyed to James U. Burkard and wife, Patricia M. Burkard, by deed from Tucker L. Haynes and wife, Frances M. Haynes, of record in book 2991, page 401, Register's Office for Davidson County, Tennessee.

Herman McCallum joins in this conveyance for the purpose of conveying any rights he may have in this property and to correct the conveyance of record in book 2876, page 369 and re-recorded in book 2907, page 199, said Register's Office. Herman McCallum also states that at the time of the conveyance of record in book 2876, page 369 and re-recorded in book 2907, page 199, said Register's Office he was unmarried.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,950.00

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

Affiant David C. Tripp

My commission expires: 8-9-72 (Affix Seal)

Notary Public

This is ( ) unimproved ( ) improved property, known as ..... (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

William D. Bowman and wife, Frances F. Bowman, their

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 stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William D. Bowman and wife, Frances F. Bowman, their *(Successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* August, 1971., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James U. Burkard
James U. Burkard

X Patricia M. Burkard
Patricia M. Burkard

X Herman McCallum
Herman McCallum

BOOK 4531 PAGE 614

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* James U. Burkard and wife, Patricia M. Burkard, and Herman McCallum, *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* 19th *day of* August, *19*71.

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

AUG 24 71	CONV	24,950.00			
AUG 24 71	S'TAX		A*	64.74	
AUG 24 71	PR'FEE		A*	.50	
AUG 24 71	W'DEED		A*	4.00	* 69.24

WARRANTY DEED

FROM James N. Burkard, et ux

TO William D. Bowman, et ux

B 28083

T

IDENTIF. REFERENCE

AUG 24 1 35 PM '71

FEE ... 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

Dobson & Johnson, Inc.