Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$19,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September 19

Notary Public Harold Reeves

MY COMMISSION EXPIRES: 11/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricks M. Bowles Et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 147-14
683 Candlestick Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Sreet (STREET ADDRESS)	Par. 171
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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~~ I, Geneva Ruth Middendorf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricks M. Bowles Et ux Patricia C. Bowles

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 Lot No. 450 on the Plan of Candlestick Farms, Section Four, as of record in Book 3600, Page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 450 fronts 92 feet on the westerly side of Candlestick Drive and runs back between lines 150.9 feet on the southerly side and 172.2 feet on the northerly side to a line in the rear measuring 77.2 feet thereon.

BEING the same property conveyed to Geneva Ruth Middendorf by the Probate Court of Davidson County, Tennessee in Rule Book No. 61527.

THIS conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

Grantee agrees to assume a first mortgage payable to Guaranty Mortgage Company in the original principal sum of $17,400.00, executed on June 14, 1965, recorded on June 15, 1965, of record in Book 3901, Page 862, aforesaid Register's Office.

Escrow account to be transferred to buyer.

This is unimproved ( ) improved (X) property, known as 683 Candlestick Drive, Nashville, Davidson, 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 7th day of September, 19 71.

Geneva Ruth Middendorf

Geneva Ruth Middendorf

BOOK 4534 PAGE 919

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geneva Ruth Middendorf

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7 day of September 1971.

Commission expires 11/12/72

Harold Reeves
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 personaliy acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

ED HODGE REALTY
4740 Nolensville Road
PH 833-1860

WARRANTY DEED

FROM
GENEVA RUTH MIDDENDORF

TO
RICKS M. BOWLES ET UX
PATRICIA C. BOWLES

B 29647

IDENTIF. REFERENCE

SEP 7 3 48 PM '71

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

SEP-71	CONV	19,950.00				
SEP-71	S'TAX		A*	51.74		
SEP-71	PB'FEE		A*	.50		
SEP-71	W'DEED		A*	4.00	*	56.24