BOOK 4573 PAGE 645

Form No. WD-1

KENTUCKY
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Clark

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

$22,600.00

John W. Loviza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 1972

Notary Public

MY COMMISSION EXPIRES: Feb 20 1972
(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
Ira W. Howard et ux (NAME)	Mortgage Associates, Inc. (NAME)	4D-34270
303 Bonnahurst Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	74-12
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	61

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 W. Loviza et ux Emily P. Loviza

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira W. Howard et ux Jeanne P. Howard

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:

BEING Lot No. 630 on the Plan of Section 6, Hermitage Hills, of record in Book 3300, Page 10, Register's Office for said County.

SAID Lot No. 630 fronts 77.17 feet on the westerly side of Bonnahurst Drive and extends back 125.1 feet on the north line and 151.56 feet on the south line to a dead line in the rear, which is a broken line, measuring 95.6 feet thereon.

BEING the same property conveyed to John W. Loviza et ux Emily P. Loviza by deed from Buford Walker et ux Louise H. Walker of record in Book 3312, Page 517, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 3253, Page 261, aforesaid Register's Office.

This is {unimproved / improved (X)} property, known as 303 Bonnahurst Drive, Hermitage, Tennessee 37076
(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 our hands this 19th day of January, 1972

John W. Loviza

My Com. Expir. Feb 20, 1972

Emily P. Loviza

STATE OF ~~TENNESSEE~~ KENTUCKY

~~XXXXXX~~n County
Clark

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Personally appeared before me, Raymond D. Riggs, a Notary Public in and for said County and State, the within named John W. Loviza et ux Emily P. Loviza

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 Winchester, Kentucky, ~~Tennessee~~, this 19th day of January 1972

Commission expires Feb 20, 1972

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 W. LOVIZA ET UX
EMILY P. LOVIZA

TO
IRA W. HOWARD ET UX
JEANNE P. HOWARD

B 47141

IDENTIF. REFERENCE

FEB 2 12 13 PH '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-2-72	CONV	22,600.00			
FEB-2-72	S'TAX		A*	58.76	
FEB-2-72	PR'FEE		A*	.50	
FEB-2-72	W'DEED		A*	4.00	* 63.26

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