BOOK 4575 PAGE 622

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,950.00 Roger D. Dowdy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 1972

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(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
Roger D. Dowdy (NAME)	Mortgage Associates, Inc. (NAME)	G0-05161
1509 Monticello Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	34-9
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	17

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, Shirley W. Cook et ux Ovida J. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Dowdy et ux Vernette Dowdy

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 part of Lots Nos. 28 and 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for said County, and being designated as Tract 4 on an unrecorded survey showing a division of a part of said lots for Clyde Loftis, made by N. G. Jenkins, Surveyor, April 4, 1959 and described as follows:

BEGINNING at a point in the center line of Monticello Drive or Avenue at the corner of Tract 3 and 4, said point being 462.5 feet, more or less, north from the center line of Monticello Drive; thence with the line between Tracts 3 and 4, south 87° 49' East 340.3 feet, more or less, to a point; thence south 2° 45' East 64 feet, more or less, to a point a corner of Tracts 4 and 5; thence with the line between said Tracts north 88° 03' west 318.9 feet more or less, to the center line of Monticello Avenue or Drive; thence with the center line of the same, north 21° 20' west 71 feet, more or less, to the point of beginning.

BEING the same property conveyed to Shirley W. Cook et ux Ovida J. Cook by deed from Robert Lee Sawyer et ux Shirley M. Sawyer of record in Book 3672, Page 591, aforesaid Register's Office.

THIS conveyance is subject to the restrictive covenants of record in Book 2282, Page 543, Register's Office, Davidson County, Tennessee.

unimproved ( ) / This is improved (x) property, known as 1509 Monticello Drive, Madison, Tennessee 37115
(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 4th day of February, 1972

Shirley W. Cook

Ovida J. Cook

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Shirley W. Cook et ux Ovida J. Cook

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 4th day of February 19 72

Commission expires 11/26/73

Notary Public

STATE OF TENNESSEE
Davidson County

Edward Seddon

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 SHIRLEY W. COOK ET UX

TO OVIDA J. COOK

ROGER D. DOWDY ET UX

VERNETTE DOWDY

B 48053

IDENTIF. REFERENCE

FEB 10 10 33 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 10 72	CONV	14,950.00		
FEB 10 72	S'TAX		A* 38.74	
FEB 10 72	PR'FEE		A* .50	
FEB 10 72	W'DEED		A* 4.00	* 43.24

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