Buyer: Samuel R. Owens, etux
748 Bontemps Dr.
Nash. Tenn

Tax Bills - Same

Map 81-2
Parcel 67
SH

WARRANTY DEED

BOOK 4587 PAGE 554

For and in consideration of the sum of $10.00 cash in hand, paid by Samuel Richard Owens and wife, Ernestine Owens, the receipt of which is hereby acknowledged and other good and valuable considerations including love and affection, I, SAMUEL OWENS, a widowed and unremarried man, have bargained and sold, and by these presents do transfer and convey unto the said Samuel Richard Owens and wife, Ernestine Owens, their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lots Nos. 142, 143, and 144 on the Plan of Buena Vista Heights, of record in Book 161, page 19, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 142, 143 and 144 front together 150 feet on the east side of Dudley Avenue, now 24th Avenue North and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Samuel Owens, by deed from Emma M. Gunn et al, of record in book 4154, page 674, Register's Office for Davidson County, Tennessee.

This land is unimproved, known as 2310 24th Ave. No., Nashville, Tennessee. Send tax notices to Samuel Richard Owens, 748 Bontemps Drive, Nashville, Tennessee.

The actual consideration for this transfer or value of property (whichever is greater) is $ 1030.00.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Samuel R. Owens

Sworn to and subscribed before me
this 28 day of March, 1972

D L Vincent
Notary Public Comm Expires 10/26/74

THIS DEED PREPARED BY: DAVID L. VINCENT, 1031 STAHLMAN BLDG.
NASHVILLE, TENNESSEE

To have and to hold the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel Richard Owens and wife, Ernestine Owens, their heirs and assigns, forever. And I do covenant with the said grantees that I am law-

fully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, SAMUEL OWENS, do further covenant and bind myself, my 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.

It is provided however that the grantees have covenant and do hereby covenant to provide the grantor, SAMUEL OWENS, with a reasonable residence on said premises, rent-free, for the remainder of his natural life. It is the agreement of the parties that this covenant shall be a charge against the land.

IDENTIF. REFERENCE

MAR 28 11 40 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 5 3 5 5 8

Witness my hand this 24th day of March, 1972.

X Samuel Owens

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, DAVID VINCENT, a Notary Public in and for said County and State, the within named Samuel Owens, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24 day of March, 1972.

Commission expires 10/26/74

D. D. Vincent
Notary Public

MAR28	CONV	*1,000.00			
MAR28 STAX			A*	2.60	
MAR28 RECFEE			A*	.50	
MAR28	RCDEED		A*	4.00	* 7.10