WARRANTY DEED

BOOK 4592 PAGE 842

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederie E. Cowden, Jr. et ux.	Same	MAP 117-2
(NAME) 2409 Sterling Road	(NAME)	PAR. 83
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	M.P
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Nine Thousand and no/100 ---------- ($39,000.00) ---------- *Dollars,*

cash in hand paid by Frederie E. Cowden, Jr. and wife, Ann P. Cowden, the receipt of which is hereby acknowledged,

We, Anderson Spickard and wife, Susan M. Spickard,

have this day bargained and sold, and do hereby transfer and convey unto the said Frederie E. Cowden, Jr. and wife, Ann P. Cowden, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3, Block 6 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Sterling Road, at the common corner of Lots 3 and 4; thence northerly with a line between said two lots, 190 feet to the southerly line of Lot 5; thence with said line in a westerly direction 82.7 feet to the common corner of Lots Nos. 3, 5 and 21; thence with the most southeasterly line of Lot No. 21 in a southwesterly direction 21.3 feet to the common corner of Lots 2 and 3; thence southerly with the line between said two lots, 200 feet to the northerly margin of Sterling Road; thence with said Road, in an easterly direction 100 feet to the beginning.

Being the same property conveyed to Anderson Spickard and wife, Susan M. Spickard, by deed from Lloyd H. Ramsey and wife, as of record in Book 3430, page 481, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 14th day of April 19 72

Affiant Lloyd E. Cowden

My commission expires: 6/6/72 (Affix Seal)

Notary Public Mary Evans

This is improved (X) unimproved ( ) property, known as 2409 Sterling Road, Nashville, Tennessee (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 Frederie E. Cowden, Jr. and wife, Ann P. Cowden, their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frederie E. Cowden, Jr. and wife, Ann P. Cowden, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* April, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anderson Spickard

Susan M. Spickard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Anderson Spickard and wife, Susan M. Spickard.

*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* 14th *day of* April, *19*72.

Mary Ensley
Notary Public

Commission expires 6/6/72

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 _____

WARRANTY DEED

FROM

Anderson Spickard et ux.

TO

Frederic E. Cowden, Jr. et ux.

Prepared by:
Pedigo & Saunders, Attys.
Stahlman Building
Nashville, Tennessee

APR 17 72 CONV 39,000.00
APR 17 72 STAX A* 101.40
APR 17 72 PRFEE A* .50
APR 17 72 WDEED A* 4.00 * 105.90

B 5 5 9 8 3

IDENTIF. REFERENCE

APR 17 11 23 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE