BOOK 4633 PAGE 213

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3529 Clarbern Ave., Nashville, Tenn.

# WARRANTY DEED

TTC-227927

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 158-3-52 | Mr/Mrs Robert S. McAdams<br>Same as Below | New Owners |
| FIELD BOOK NUMBER(S)<br>FH-114900 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>6104 Melbourne Avenue | LOAN OR ACCOUNT NO.<br>PROPERTY IS [X] IMPROVED [ ] UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| AUG31'72 | CONV | 48,500.00 | | | |
| AUG31'72 | S'TAX | | A* | 126.10 | |
| AUG31'72 | PR'FEE | | A* | .50 | |
| AUG31'72 | W'DEED | | A* | 4.00 | * 130.60 |

JAMES S. BOWNS and wife, BEVERLY HENRY BOWNS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT S. McADAMS and wife, ALDA RAE McADAMS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 486 on the Plan of Hillsboro Park, Section VIII, as of record in Book 2663, page 9[illegible].

Said Lot No. 486 fronts 207.7 feet on the southerly side of Melbourne Drive, and runs back 205.4 feet on the easterly line and 210 feet on the westerly line to a dead line in the rear, measuring 236 feet thereon.

Being the same property conveyed to James S. Bowns and wife, Beverly Henry Bowns by deed from Marvin S. Conn and wife, Eleanor Conn of record in Book 4426, page 637.

This conveyance is made subject to restrictions of record in Book 2435, page 237; amended in Book 2603, page 440; made applicable to Section VIII, Hillsboro Park, by instrument in Book 2855, page 475.

G. F. Cole, Jr., a member of the Committee appointed by instrument of record in Book 4207, page 397, joins in this deed to give consent to this transfer, and to signify full satisfaction of all requirements contained in the restrictions set forth above as to the offer to reconvey and as to the standard of improvements.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1972 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of August, 1972.

G. F. Cole, Jr. Member of Committee
G. F. Cole, Jr.
Member of Committee

James S. Bowns
Beverly Henry Bowns

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Larry B. Ely, a Notary Public in and for the State and County aforesaid, personally appeared the within named G. F. Cole, Jr., Member of Committee the bargainor(s), 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, the 28th day of August, 1972.

Larry B. Ely
Notary Public

My commission expires: 4-30-75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named James S. Bowns and wife, Beverly Henry Bowns 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, the 24th day of August, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 48,500.00

Robert S. McAdams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL)

Helen D. Scott
Notary Public

WARRANTY DEED
REF/vs

FROM
JAMES S. BOWNS AND WIFE

TO
ROBERT S. McADAMS AND WIFE

B 7 3 9 1 8

IDENTIF. REFERENCE

AUG 31 9 07 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please mail to:
REAU E. FOLK, JR., ATTY.
3629 Cleghorn Ave.
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires: