FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Oct. 19 72

Notary Public

MY COMMISSION EXPIRES: 7/31/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Attorney, 338 White Bridge Road, Nashville, Tenn.
NAME ADDRESS 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Robert Irwin, Jr. (NAME)	Dir. of Veterans Affairs (NAME)	Map 119-10
106 Rolynn Drive (STREET ADDRESS OR ROUTE NUMBER)	801 Broadway (STREET ADDRESS)	Par. 67
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37203 (CITY) (STATE) (ZIP)	6DA-34087 PW

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, Lonnie M. Bowden and wife, Elizabeth J. Bowden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Robert Irwin, Jr., and wife, Joyce C. Irwin

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 Lot No. 8 on the Map of Hidden Acres, First Addition, of record in Book 2083, page 32, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 65 feet on the northerly margin of Rolynn Drive formerly Rubylee Drive, and runs back 246.67 feet on the westerly line and 225.7 feet on the easterly line to a dead line, measuring 64 feet thereon.

BEING the same property conveyed to Lonnie M. Bowden and wife, Elizabeth J. Bowden by deed from Patricia A. White Fulton of record in Book 4280, page 373, Register's Office for Davidson County, Tennessee.

Violation of the front building setback line and the 10 foot utility easement, and the open ditch across rear portion of lot as shown on survey prepared to T. R. Sanford, surveyor, dated September 25, 1964.

Said grantees assume and agree to pay the balance of a mortgage held by Veterans Administration, in the original principal amount of $11,000.00 of record in Book 3981, page 331, said Register's Office

This is unimproved (x) improved ( ) property, known as 106 Rolynn Drive, Nashville, Tennessee 37211
(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 hand s this 9 day of Oct., 1972

Lonnie M. Bowden

Elizabeth J. Bowden

BOOK 1644 PAGE 673

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lonnie M. Bowden and wife, Elizabeth J. Bowden

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 9 day of Oct., 1972

Commission expires 7/31/73

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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
Lonnie M. Bowden and wife, Elizabeth J. Bowden

TO
Samuel Robert Irwin, Jr. and wife, Joyce C. Irwin

B 7 9 1 6 2

IDENTIF. REFERENCE

OCT 10 9 55 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 10 72	CONV	15,200.00			
OCT 10 72	S TAX		A*	39.52	
OCT 10 72	PR FEE		A*	.50	
OCT 10 72	W DEED		A*	4.00	* 44.02