Buyer: Jean H. Stevenson
417 Rebecca Drive
Nash. Tenn

Ward-7

Tax Bills
Same

94-1
171
Pd

BOOK 4658 PAGE 208

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, MARY ANN B. ROWLAND and husband, WALLACE B. ROWLAND, have bargained and sold, and by these presents do transfer and convey unto JEAN H. STEVENSON, a single person, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows, to wit:

> Being Lot Number 194 in Payne, Blakemore & Cummings Addition as of record in Book 57, page 70, Register's Office, Davidson County, Tennessee. Said Lot Number 194 fronts 50 feet on the easterly side of South 12th Street, and runs back between parallel lines 179.1 feet on the North line and 168.4 feet on the South line, to an alley upon which it measures 50 feet.
>
> Being the same property heretofore conveyed to Roy S. Batson by deed from Mrs. J. H. Batson, Sr. (Annie), dated August 4, 1947, of record in Deed Book 1513, page 490, Register's Office, Davidson County, Tennessee. The said Roy S. Batson is now deceased and the said Mary Ann B. Rowland is the sole heir at law.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said JEAN H. STEVENSON, her heirs and assigns, forever.

AND we do covenant with the said JEAN H. STEVENSON 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.

AND we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JEAN H. STEVENSON, her heirs and assigns, against the lawful claims of all persons whomsoever.

Taxes will be prorated as of the date of the delivery of this deed.

WITNESS OUR HANDS this 30th day of November, 1972.

Mary Ann Batson Rowland

Wallace B. Rowland

This Instrument Prepared by
R. EDWARD PRITCHETT,
Attorney At Law,

STATE OF TENNESSEE

COUNTY OF COFFEE

BOOK 1609 PAGE 209

Personally appeared before me, W. D. Lowrow, a Notary Public in and for said County and State, MARY ANN B. ROWLAND and husband, WALLACE B. ROWLAND, the within named bargainors, 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 Tullahoma, Tennessee, this 30th day of November, 1972.

W. D. Lowrow
NOTARY PUBLIC

My commission expires: 6/17/75

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Tuck
AFFIANT

Subscribed and sworn to before me this the 28th day of December, 1972

D. W. Williams
REGISTRAR ~~OF NOTARY PUBLIC~~

~~My Term or Commission expires,~~

IDENTIF. REFERENCE

JAN 2 4 10 PM '73

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

B 8 9 7 7 7

JAN-25 CONV *6,500.00
JAN-25 S'TAX
JAN-25 PR'FEE A* 16.90
JAN-25 W'DEED A* .50
A* 4.00. * 21.40