BOOK 4680 PAGE 231

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$18,750.00 Jesse M. Bowers Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 73

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse M. Bowers, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	22W-10872
925 Lawrence Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	105-13
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	423

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, James R. Kent, William Thomas Jennings and Ivan E. Luttrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse M. Bowers, Jr. et ux Brenda J. Bowers

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:

BEING Lot No. 2 on the Nixon-Kent Construction Company's Resubdivision of Lot No. 3 of the Waldkirch Subdivision of record in Book 4595, Page 36, Register's Office, Davidson County, Tennessee.

SAID Lot No. 2 fronts 49.50 feet on the southerly margin of Lawrence Avenue and runs back between parallel lines, 154.99 feet to a dead line in the rear on which it measures 49.50 feet.

BEING part of the same property conveyed to James R. Kent, William Thomas Jennings and Ivan E. Luttrell by deed from Ben K. Blakely of record in Book 4639, Page 837, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 925 Lawrence Avenue, Nashville, Tennessee 37204
(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 7th day of February, 1973

James R. Kent

William Thomas Jennings

Ivan E. Luttrell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named James R. Kent, William Thomas Jennings and Ivan E. Luttrell

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 7th day of February 19 73

Commission expires 5/10/75

Notary Public
W. K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

JAMES R. KENT, WILLIAM THOMAS JENNINGS AND IVAN E. LUTTRELL

TO

JESSE M. BOWERS, JR. ET UX

BRENDA J. BOWERS

B 9 4 4 1 4

IDENTIF. REFERENCE

FEB 12 10 56 AM '73

FELIX Z. WILLIS REGISTER
DAVIDSON COUNTY, TENN.

FEB 12 73	CONV	18,750.00		
FEB 12 73	S'TAX		A* 48.62	
FEB 12 73	PR'FEE		A* .50	
FEB 12 73	W'DEED		A* 4.00	* 53.12

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219