BOOK 4787 PAGE 379

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOSEPH G. ERWIN (NAME)	First Federal Saving (NAME)	104 - 9
3716 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave No (STREET ADDRESS)	127
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37219 (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and no/100----------

----------($70,000.00)---------- *Dollars,*

cash in hand paid by JOSEPH G. ERWIN, the receipt of which is hereby acknowledged,

We, John S. Owen and wife, Martha H. Owen

have this day bargained and sold, and do hereby transfer and convey unto the said

Joseph G. Erwin, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 65 feet of Lot No. 25 of Block 7, on the Richland Realty Company's 1st Subdivision, Division "A", a plan of which is of record in Book 161, page 15, Register's Office for said County. Said property fronts 65 feet on the northerly side of West End Avenue and runs back between parallel lines 200 feet to the southerly boundary of Lot No. 26.

Being the same property conveyed to John S. Owen and wife, Martha H. Owen, by deed from Evelyn May Wilson, of record in Book 4163, page 50, Register's Office for said County.

This Instrument Was Prepared By
Dewey H. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 8 day of FEBRUARY 19 74

My commission expires: 4/25/76 (Affix Seal)

Affiant

Notary Public

This is ( ) unimproved (X) improved property, known as 3716 West End Avenue (House Number) (Street) Nashville, Tennessee 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

Joseph G. Erwin, his

(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* Joseph G. Erwin, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 8th *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John S. Owen

X Martha H. Owen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ennis, a Notary Public in and for said County and State, John S. Owen and wife, Martha H. Owen

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 Nashville, Tennessee this 8th day of February, 1974.

Mary Ennis, Notary Public

Commission expires 4/25/76

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 _____

FEB 11 '75	CONV	70,000.00			
FEB 11 '75	S'TAX		A*	182.00	
FEB 11 '75	PR'FEE		A*	.50	
FEB 11 '75	W'DEED		A*	4.00	* 186.50

WARRANTY DEED

FROM
JOHN S. OWEN ET UX

TO
JOSEPH G. ERWIN

23273

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

C 41539

IDENTIF. REFERENCE

FEB 11 2 35 PM '75

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

E/O Ltr Fed