This Instrument was prepared by Robert L. Trentham, 22nd Floor, L&C Tower Nashville, Tennessee

WARRANTY DEED

Return to:

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS:
THOMAS B. ROWAN, JR., et ux (NAME)	Third National Bank BOOK 4791 PAGE 138	
6413 Cloverbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	171-7
Brentwood, Tennessee 37027 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37244 (CITY) (ZONE) (STATE)	34-37 PW

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND, FIVE HUNDRED AND NO/100 ($60,500.00) ---------- *Dollars,*

We, JACK H. DALTON and wife, JEANETTE DALTON, who joins in this conveyance for purposes of waiving her dower rights *have this day bargained and sold, and do hereby transfer and convey unto the said* THOMAS B. ROWAN, JR. and wife, MARY ANN S. ROWAN, their ~~survivor~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land lying and being in the 32nd Councilmanic District of Davidson County, Tennessee, and being Lot No. 24 on the Plan of Cloverland Acres, Section 3, as of record in Book 4660, page 25, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jack H. Dalton by Warranty Deed from Eugene R. Williams and wife, Rebecca Williams, as of record in Book 4700, page 857, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,500.00

Subscribed and sworn to before me, this the 1st day of March 19 74

Affiant: Robert L. Trentham

My commission expires: May 25 1976 (Affix Seal)

Notary Public: Elizabeth T. Fosbee

This is improved (X) unimproved ( ) property, known as Lot 24, Cloverbrook Drive, Nashville, Tennessee (House Number) (Street) 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 Thomas B. Rowan, Jr. and wife, Mary Ann S. Rowan ~~successors~~ *(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* Thomas B. Rowan, Jr. and wife, Mary Ann S. Rowan, their ~~successors~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 1st *day of* March, 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 Jack H. Dalton

X Jeanette Dalton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth K. Leach, *a Notary Public in and for said County and State,* Jeanette Dalton and Jack H. Dalton

*the within named 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* 1st *day of* March, *19*74

Elizabeth K. Leach *Notary Public*

Commission expires May 25, 1976

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 .....

Metro Gov. to
THIRD NATIONAL BANK

WARRANTY DEED

FROM

JACK H. DALTON and wife,
JEANETTE DALTON - TO-

THOMAS B. ROWAN, JR. and wife,
MARY ANN S. ROWAN

C 4 4 6 2 4

IDENTIF. REFERENCE

MAR 7 8 41 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-7 CONV 60,500.00
MAR-7 S TAX A* 157.30
MAR-7 PR FEE A* .50
MAR-7 W DEED A* 4.00 * 161.80

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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Phone 256-2656
NASHVILLE, TENNESSEE