FORM NO. WD-1

BOOK 4815 PAGE 609

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

John N. Sowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 74

J. Head
Notary Public

~~MY COMMISSION EXPIRES:~~ Dep Register
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
Harry G. Nichol, Atty., 711 J.C.Bradford Bldg.,Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. Sowell et ux (NAME)	1st Federal S&L Assn. (NAME)	81-07-344
3929 Hydesdale Lane (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	Tax: 2W21915
Nashville,Tenn.,37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn., 37219 (CITY) (STATE) (ZIP)	

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~~ I, Stanley M. Chernau, Trustee, under deeds of record in Book 3796, page 326, and Book 4799, page 61, Register's Office, Davidson County, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John N. Sowell and wife, Mattie L. Sowell,

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 91 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Plan, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 50 feet on the westerly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to Stanley M. Chernau, Trustee, with full power to lease, sell, mortgage and convey without the joinder of any beneficiary, by deed from Wilson Westmoreland, et al., as of record in Book 4796, page 326, and by deed from Mary Marks, et al., as of record in Book 4799, page 61, said Register's Office.

Purchaser assumes taxes for the year 1974, and has assumed and agrees to pay a note in amount of $5,500.00, secured by deed of trust, to T. I. Holman, Jr., Trustee, dated April 25, 1974, of record in Book 4810, page 534, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1903 12th Avenue North, Nashville, Tenn., 37208.
(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 my hand this 15th day of May, 19 74.

Stanley M. Chernau Trustee
Stanley M. Chernau, Trustee.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Loretta Y. Oxford, a Notary Public in and for said County and State, the within named Stanley M. Chernau, Trustee, under deeds of record in Book 4796, page 326, and Book 4799, page 61, Register's Office for Davidson County, Tennessee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th. day of May 1974.

Commission expires May 5, 1976

Loretta Y. Oxford
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
STANLEY M. CHERNAU, TRUSTEE

TO
JOHN N. SOMELL ET UX.

C 5 4 4 3 5

IDENTIF. REFERENCE

MAY 15 2 09 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 15 74	CONV		*7,000.00	
MAY 15 74	S'TAX	A*	18.20	
MAY 15 74	PR'FEE	A*	.50	
MAY 15 74	W'DEED	A*	4.00	* 22.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.