This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville TN 37201

G-237010-Pioneer

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dowin Earl Lanier et ux	Same	13D - 17431
(NAME) 2425 Underwood Street	BOOK 4830 PAGE 149	59-0-140
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37208	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------- ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration,
the receipt of which is hereby acknowledged,

JUL-1 CONV *7,200.00
JUL-1 S'TAX A* 18.72
JUL-1 PB'FEE A* .50
JUL-1 W'DEED A* 4.00 * 23.22

we, Henry W. Bowers, Jr. and wife, Neva K. Bowers,

have this day bargained and sold, and do hereby transfer and convey unto the said
Dowin Earl Lanier and wife, Nannie Lee Lanier,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the Plat of Vista Estates, of record in Plat Book 4460, page 196, Register's Office for Davidson County, Tennessee.

Said Lot 6 fronts 114 feet on the east margin of Beal's Lane, and extends back 362.3 feet on the north line, and 389.8 feet on the south line, to a line on the rear on which it measures 117.3 feet.

Being the same property conveyed to Henry W. Bowers, Jr. and wife, Neva K. Bowers, by deed from Howard B. Moore and wife, of record in Book 4309, page 129, said Register's Office.

The 1974 taxes were probated, and based at 25% of the purchase price, and assumed by the Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,200.00

Subscribed and sworn to before me, this the 29th day of June 19 74

Affiant

My commission expires My Com... 3, 1975 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

This is unimproved (X) improved ( ) property, known as Beal's Lane, Nashville TN 37218
(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
Dowin Earl Lanier and wife, Nannie Lee Lanier,
their *(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* Dowin Earl Lanier and wife, Nannie Lee Lanier, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this fiftheenth *day of* June 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.*

Neva L. Bowers
Neva K. Bowers

Henry W. Bowers Jr.
Henry W. Bowers, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry W. Bowers, Jr. and wife, Neva K. Bowers,

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 15th day of June, 19 74.

Ina N. Kent
Notary Public

Commission expires My Commission Expires Nov. 8, 1975

NOTARY PUBLIC * DAVIDSON COUNTY, TENN. * IRA N. KENT

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.....

WARRANTY DEED

FROM

HENRY W. BOWERS, JR., et ux

TO

DOWIN EARL LANIER et ux

C 6 1 1 3 5

IDENTIF. REFERENCE

JUL 1 9 44 AM '74

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

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tenn. 37204