C62166

BOOK 1832 PAGE 400

This instrument prepared by:
William L. Brooks, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

IDENTIF. REFERENCE

JUL 9 9 06 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Jay S. Bowen, et ux. 916 Westview Avenue Nashville, Tennessee 37205	Same	130-11-21

FOR AND IN CONSIDERATION of the sum of Fifty-Two Thousand Five Hundred Dollars ($52,500), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CAROL ANN CORBY (formerly Carol C. McLain), have bargained and sold and by these presents do transfer and convey unto JAY S. BOWEN and wife, SUSAN B. BOWEN, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for said County.

Said Lot No. 39 fronts 179.7 feet, more or less, on the easterly side of Highland Avenue and runs back 250 feet, on the southerly line and 265 feet on the northerly line, with the southerly margin of Forsythe Place, to a dead line, measuring 90 feet thereon.

Being the same property conveyed to William L. McLain, Jr., and wife, Carol C. McLain, by deed from George K. Carpenter, Jr.,and wife, of record in Book 4600, page 517, Register's Office for Davidson County, Tennessee, the said parties having since divorced and property vested in Carol Ann Corby of record in Minute Book 13C, page 1225, 6th Circuit Court of Davidson County, Tennessee.

This is improved property known as 916 Westview Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jay S. Bowen and wife, Susan B. Bowen, their heirs and assigns, forever.

JUL-9	CONV	52,500.00			
JUL-9	S'TAX		A*	136.50	
JUL-9	PR'FEE		A*	.50	
JUL-9	W'DEED		A*	4.00	* 141.00

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for deed of trust to Alan L. Saturn, Trustee, of record in Book 4600, page 519, Register's Office of Davidson County, Tennessee, to secure an indebtedness which is being assumed by grantees.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Jay S. Bowen and wife, Susan B. Bowen, their heirs and assigns, against the lawful claims of all persons, except for said deed of trust.

WITNESS my hand this 8th day of July, 1974.

Carol Ann Corby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensley, a Notary Public for said County and State, CAROL ANN CORBY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of July, 1974.

Mary Ensley
Notary Public

My commission expires: 4/25/76

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,500.

Jay S. Bowen
Affiant

Subscribed and sworn to before me this 8th day of July, 1974.

Mary Ensley
Notary Public

My commission expires: 4/25/76