BOOK 4834 PAGE 219

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,886.28

Richard L Bowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 1974

Brenda Lloyd
Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY A. Braden Fleet III. 338 Tibbs Bridge Rd - Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Bowers, et ux (NAME)	Guaranty Mortgage Co., (NAME)	60-3
3139 Larkspur, Dr., (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	45
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37238 (CITY) (STATE) (ZIP)	12D/4/105

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, Everett Sanson and wife, Ruth Jean Sanson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Bowers and wife, Jesse M. Bowers

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 No. 45 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 95 feet on the southeasterly side of Larkspur Drive and extends back 159.54 feet on the northeasterly line and 144.21 feet on the southwesterly line to a dead line in the rear, measuring 93.54 feet thereon.

BEING the same property conveyed to Everett Sanson and wife, Ruth Jean Sanson by deed from George W. Hussey and Al Thomas of record in Book 4780, page 311, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3139 Larkspur Drive, Nashville, Tennessee
(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 our hand s this 13 day of July, 1974

Ruth Jean Sanson

Everett Sanson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Everett Sanson and wife, Ruth Jean Sanson

the 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 13 day of July 19 74

Commission expires 5-23-77

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

EVERETT SANSON, ET UX

TO

RICHARD L. BOWERS, ET UX

C 6 2 9 6 6

IDENTIF. REFERENCE

JUL 15 1 23 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File:
A. Braden Floyd, Jr.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 15 74	CONV	33,886.28			
JUL 15 74 S TAX			A*	88.14	
JUL 15 74 PR FEE			A*	.50	
JUL 15 74	W DEED		A*	4.00	* 92.64