Prepared by Jerry Robinson
Dickerson Rd
First Nat. Bank

WARRANTY DEED

BOOK 4834 PAGE 231

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Mack Magaha	(Same)	Map 92-16
(NAME)	(NAME)	
1508 Dickerson Road		Parcel 323
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of ---------- Ten ($10.00) ---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Thomas Bernard Rowan, Jr. and wife, Mary Anne Socey Rowan,

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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

Being Lot No. 146 in O.B. Hayes' Second Plan of Small Lots, as of Record in Plan Book 1, Page 81, Chancery Court at Nashville, Tennessee.

Said Lot No. 146 fronts 50' on the west side of Eighteenth Avenue, South, formerly Lamar Street or Shields Avenue and runs back between parallel lines 150' to an alley.

Said property was devised to Rachel Quinn Shea by Will of John W. Quinn, Jr., deceased, of Record in Will Book 80, Page 265, Probate Court of Davidson County.

Said conveyance being subject to an Easement held by Metropolitan Government of Nashville and Davidson County, Tennessee, as recorded in Book 3646, page 401.

Being the same property conveyed to Thomas Bernard Rowan, Jr. and wife, Mary Anne Socey Rowan by Quit Claim Deed from Rachel Quinn Shea dated March 15, 1971 and recorded in Book 4487, Page 295 R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 5th day of July 19 74

Affiant Thomas Bernard Rowan

My commission expires: My Commission Expires APRIL 12, 1976 (Affix Seal)

Notary Public Jerry W. Robinson

This is unimproved ( ) improved (X) property, known as 821, 18th Avenue, South, Nashville, Tennessee, (House Number) (Street) (P. O. Address) (City or Town)

said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Mack Magaha and wife, Shirley Magaha, their *(successors), heirs and assigns forever.* we *covenant that* we *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 *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mack Magaha and wife, Shirley Magaha *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 5th. *day of* July, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Bernard Rowan, Jr.

Mary Anne Socey Rowan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jerry W. Robinson, a Notary Public in and for said County and State, Thomas Bernard Rowan, Jr. and wife, Mary Anne Socey Rowan

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 5th day of July, 19 74.

Jerry W. Robinson Notary Public

My Commission Expires APRIL 12, 1976
Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JUL 15 CONV 16,000.00
JUL 15 S TAX A* 41.60
JUL 15 PT FEE A* .50
JUL 15 RECD A* 1.00 * 16.10

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted and who, upon oath, acknowledged himself 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

Thomas Bernard Rowan, Jr., et ux

TO

Mack Magaha & Wife, Shirley Magaha

C 6 2 9 7 2

IDENTIF. REFERENCE

Jul 15 1 33 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE