THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR.,ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219.

WARRANTY DEED

BOOK 4847 PAGE 376

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~WAD Construction Company~~ (NAME:)	~~Same~~ (NAME:) 92-6	81-10
1015 Herman St (STREET ADDRESS OR ROUTE NUMBER)	66-503 (STREET ADDRESS)	174
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	81-12 456 PW

For and in Consideration of the sum of Ten and No/100 ($10.00) *DOLLARS* cash in hand paid by WAD Construction Company, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,we, Calvin Alexander Dowell and wife, Marie E. Dowell, hereinafter referred to as the GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said WAD Construction Company, its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Land in Davidson County, Tennessee, being Lot No. 254 on the Map of Heffernan Place as of record in Book 161, page 138, Register's Office for said County. Said Lot No. 254 fronts 50 feet on the southerly side of Eden Street and runs back between parallel lines lines 150 feet to an alley. Being the same property conveyed to Calvin Alexander Dowell, et ux, by deed from Beatrice C. Riche, a widow, of record in Book 2752, page 305, said Register's Office.

TRACT II: Being Lot No. 355 in D. T. McGavock's and Others' Addition to Nashville, a plan of which is of record in Book 21, page 23, Register's Office for said County. Said Lot No. 355 fronts 50 feet on the southwest side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley. Being the same property conveyed to Calvin A. Dowell and wife, Marie E. Dowell, by deed from Mrs. Lillie E. Roberts, of record in Book 3074, page 420, Register's Office for said County. The said Calvin A. Dowell is one and the same person as Calvin Alexander Dowell.

TRACT III: Being Lot No. 84 on the Map of Faulconer and Ashcraft's Subdivision as of record in Book 57, page 121, Register's Office for said County. Said Lot No. 84 fronts 36 feet on the north side of Booker Street and runs back between parallel lines 106 feet. Being the same property conveyed to Calvin A. Dowell and wife, Marie E. Dowell, by deed from Harold S. Bernard and wife, Ann Bernard, and Charles Berss and wife, Leah Berss, of record in Book 2795, page 248, said Register's Office. The said Calvin A. Dowell being one and the same person as Calvin Alexander Dowell.

TRACT IV: Being the southerly 49 feet of Lot No. 108 on the Map of Cobb's Subdivision of Lot No. 6, Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County. Said part of Lot 108 fronts 49 feet on the easterly side of 25th Avenue North, and runs back between

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $48,958.00

Subscribed and sworn to before me, this the 26th day of August, 19 74

Affiant

My commission expires: Feb 26, 1977

(Affix Seal)

Notary Public

parallel lines 150 feet to an alley on which it measures 50 feet. Being the same property conveyed to Calvin A. Dowell and wife, Marie E. Dowell, by deed from Phil Cohen and wife, Sara K. Cohen, of record in Book 2795, page 260, said Register's Office. The said Calvin A. Dowell being one and the same person as Calvin Alexander Dowell

2613 Eden Street, Nashville, Tennessee 92-6 66
1531 Arthur Street, Nashville, Tennessee 81-12 256
2610 Booker Street, Nashville, Tennessee 92-6 503
1722 - 25th Avenue, North, Nashville, Tennessee 81-10 174

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WAD Construction Company, its ..... *heirs and assigns, forever.*

And we *do covenant with the said* WAD Construction Company ..... *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.*

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* WAD Construction Company, its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *day of* August, *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.*

Calvin Alexander Dowell
Calvin Alexander Dowell

Marie E. Dowell
Marie E. Dowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *a Notary Public in and for said County and State, the within named* Calvin Alexander Dowell and wife, Marie E. Dowell

*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* 26th *day of* August *, 19* 74

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Alfred Alexander *Notary Public.*

Commission Expires Feb 26, 1977

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

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WARRANTY DEED

FROM
CALVIN ALEXANDER DOWELL, ET UX

TO
WAD CONSTRUCTION COMPANY

C 68952

IDENTIF. REFERENCE

AUG 27 3 41 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 27 74	CONV	48,958.00		
AUG 27 74	S'TAX		A* 127.40	
AUG 27 74	PR'FEE		A* .50	
AUG 27 74	W'DEED		A* 8.00	* 135.90

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Phone 255-4631
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