PREPARED BY:
LEON GILBERT
3rd NATL. BK. BLDG.,
NASHVILLE, TENNESSEE.

WARRANTY DEED

BOOK 4851 PAGE 820

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MONROE BOWERS, JR. (NAME)	SAME (NAME)	12 D61380
407 Weakley Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 71-10
Nash. Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PARCEL 77

Mail -T

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by Monroe Bowers, Jr., to Maurice Bowers and Levite Bowers, receipt of which is hereby acknowledged, and the further consideration of ~~Dollars~~ the said Monroe Bowers, Jr. assuming and agreeing to pay all taxes due and past due on the hereinafter described property, and the further consideration of the said Monroe Bowers, Jr., assuming and agreeing to pay the unpaid balance due on the note secured in installment deed of record in Book No. 4630, page 787, R. O. D. C., Tenn., which balance is approximately $3750.00, and to pay said balance in accordance with all the terms and conditions set out in said installment deed, we, the said Maurice Bowers and Levite Bowers,

have this day bargained and sold, and do hereby transfer and convey unto the said Monroe Bowers, Jr., his

~~heirs~~ heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Lot No. 25 of Block "F" on the map of J. B. Haynie's Cumberland Heights, as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the easterly side of Weakley, formerly Bessie, Avenue, and runs back between parallel lines 125 feet to an alley. Being part of the property conveyed to the undersigned Maurice Bowers and Levite Bowers by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, of record in Book 4630, page 787, R. O. D. C., Tennessee, to which reference is here made.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~1875.00~~ 1,000.00

Subscribed and sworn to before me, this the 13th day of Sept 19 74

Affiant

My commission expires: (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as 407 Weakley Avenue, Nashville, Tennessee.
(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 MONROE BOWERS, JR., HIS

~~heirs~~ heirs and assigns forever. We we are *covenant that 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 as above set out and assumed by Monroe Bowers, Jr.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Monroe Bowers, Jr., his

~~heirs~~ heirs and assigns, *against the lawful claims of all persons.*

Witness our hand s this 9th day of April, 1974, 19..., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maurice Bowers
MAURICE BOWERS

Levite Bowers
LEVITE BOWERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, M. L. Rundell *a Notary Public in and for said County and State,* MAURICE BOWERS AND LEVITE BOWERS,

*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* 9th *day of* APRIL, 1974. *19*

M. L. Rundell *Notary Public*

Commission expires 9/19/75

M. L. RANDELL NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMM. EXPIRES NOV. 19, 1975

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 .....

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

SEP 13 74	CONV	*1,000.00				
SEP 13 74	S'TAX		A*	2.60		
SEP 13 74	PR'FEE		A*	.50		
SEP 13 74	W'DEED		A*	4.00	*	7.10

WARRANTY DEED

FROM

TO

C 7 1 0 2 0

IDENTIF. REFERENCE

SEP 13 10 56 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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