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BOOK 4872 PAGE 835 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,332.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 74.

Notary Public

MY COMMISSION EXPIRES: June 21, 1980

(AFFIX SEAL)

IDENTIF. REFERENCE

DEC 4 10 27 AM '74

REGISTER
DAVIDSON COUNTY, TENN.

Mail

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Attorney, Suite 101, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Robert M. Roy (NAME)	Same (NAME)	92-12
1801 Church Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pav. 380
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Frederic E. Cowden and Thurman Dee Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Roy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, our two-thirds undivided interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 50 feet on the southerly side of Church Street as widened and runs back between parallel lines with the westerly margin of 18th Avenue North, formerly Ewing Street, 172½ feet to an alley.

Being the same property conveyed to Thurman Dee Baker, Frederic E. Cowden and Robert M. Roy by deed from Crescent Amusement Company et als, of record in Book 3436, page 220, and Book 3617, page 43, Register's Office for Davidson County, Tennessee.

DEC-4	CONV	93,332.00		
DEC-4 S'TAX			A* 242.58	
DEC-4 PR'FEE			A* .50	
DEC-4	W'DEED		A* 4.00	* 247.08

This is unimproved ( ) improved (X) property, known as 1801 Church Street, Nashville, Tennessee 37203
(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 first day of December, 19 74

Frederic E. Cowden — Thurman Dee Baker

Miriam McGaw Cowden — Carole Bandy Baker

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth F. Sligo, a Notary Public in and for said County and State, the within named Frederic E. Cowden and wife, Miriam McGaw Cowden and Thurman Dee Baker and wife, Carole Bandy Baker

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 15th day of December, 19 74

Commission expires Nov. 19, 1975

Elizabeth F. Sligo
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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
Frederic E. Cowden

Thurman Dee Baker

TO
Robert M. Roy

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.