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Prepared by: David W. McMackin
Attorney at Law
P. O. Box 1106
Nashville, Tennessee 37202

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Clifford Towe, et ux.	Same	
(NAME) 1314 Boscobell St.	(NAME)	83-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	197
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Pal

FOR AND IN CONSIDERATION of the sum of Three Thousand and 00/100----------
----------($3,000.00)----------*Dollars,*
cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the assumption of the unpaid balance due and owing on that certain vendor's lien in favor of Thomas K. Sanders, et ux., Carol M. Sanders in the approximate amount of $4,896.79, of record in Book 3504, page 50, Register's Office, Davidson County, Tennessee.

Associates Capital Corporation *has bargained and sold, and does hereby transfer and convey unto the said*
John Clifford Towe and wife, Mary Towe,
their ~~successors~~ *heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being the easterly part of Lot No. 155 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for said County, described as follows:

Beginning at the southwest corner of Boscobel, formerly Magnolia Street, and South 14th, formerly Division Street; thence with the southerly margin of Boscobel Street westwardly 33 feet to the northeast corner of the property conveyed to Thomas Bowden Anderson and wife, by deed from J. W. Hightower and wife, as of record in Book 616, page 188, said Register's Office; thence with said Anderson's easterly line, southwardly 170 feet to the northerly margin of an alley; thence with said alley, eastwardly 33 feet more or less to the westerly margin of South 14th Street; thence with same northwardly 170 feet to the beginning.

Being the same property conveyed to Associates Capital Corporation by Trustee's Deed dated January 31, 1974, of record in Book 4788, page 797, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $9,000.00

Subscribed and sworn to before me, this the 10th day of January, 1975

Affiant

My commission expires: 9/16/78 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (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
John Clifford Towe and wife, Mary Towe,
their ~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except for any and all unpaid property taxes which are hereby assumed by Grantees and the vendor's lien in favor of Thomas K. Sanders, et ux., Carol M. Sanders as set out above.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
John Clifford Towe and wife, Mary Towe, their
~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 10th *day of* January, 19 75, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ASSOCIATES CAPITAL CORPORATION

By: J. M. Howard

J. M. Howard, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Carolyn J. Walling, *a Notary Public of the State and County aforesaid, personally appeared* J. M. Howard, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Associates Capital Corporation, *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 10th *day of* January, *19* 75.

Carolyn J. Walling
Notary Public

Commission expires 7/24/77

CAROLYN J. WALLING NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

ASSOCIATES CAPITAL CORPORATION

TO

John Clifford Towe and wife,

Mary Towe

JAN 15 75	CONV	*9,000.00				
JAN 15 75	S'TAX		A*	23.40		
JAN 15 75	PR'FEE		A*	.50		
JAN 15 75	W'DEED		A*	4.00	*	27.90

C 8 4 4 2 9

IDENTIF. REFERENCE

JAN 15 11 24 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING