FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,950.00

James C. Bowen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1975

Pearl T. Russell
Notary Public

MY COMMISSION EXPIRES: 4-30-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney 2525 Lebanon Rd. Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
James C. Bowen et ux (NAME)	Same (NAME)	44-A
1300 8th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138 (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~~ I, Clara R. Winkler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Bowen and wife, Bonnie J. Bowen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 49 on the plan of Rolling Green Subdivision, of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 49 fronts 90 feet on the North side of 8th Street and extends back between parallel lines 200 feet to a dead line measuring 90 feet.

BEING the same property conveyed to P.T. Winkler and wife, Clara R. Winkler, by deed from Willis Arnold and wife, Margie F. Arnold, of record in Book 1644, page 433, Register's Office for said County, the said P.T. Winkler having since died.

This is unimproved ( ) improved (X) property, known as 1300 Eighth Street, Old Hickory, Tennessee 37138
(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 my hand this 15th day of June, 19 75

Clara R. Winkler

CLARA R. WINKLER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara R. Winkler

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15 day of January 19 75

Commission expires 4-30-75

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
CLARA R. WINKLER

TO
JAMES C. BOWEN, ET UX
BONNIE J. BOWEN

C 84452

IDENTIF. REFERENCE

JAN 15 2 24 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Mail Rec Pursuell Realty Co
Box 126
Hermitage

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 15 75	CONV	28,950.00			
JAN 15 75	S'TAX		A*	75.14	
JAN 15 75	PR'FEE		A*	.50	
JAN 15 75	W'DEED		A*	4.00	* 79.64