This instrument Was Prepared By

Denny W. Rodgers

Of The Law Firm Rodgers & Smith

Stahlman Building: Nashville, Tennessee

BOOK 4916 PAGE 393

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William F. Steel et ux.	Same	117-3-28
(NAME)	(NAME)	W24-12630
2005 Sweetbriar Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by William F. Steel and wife, Adwoa O. M. Steel, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Margaret E. McGovern,

have this day bargained and sold, and do hereby transfer and convey unto the said William F. Steel and wife, Adwoa O. M. Steel, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 24 on the Plan of the Resubdivision of T. W. Crutcher and Company's Plat of Jacob Hostettler's Subdivision of Lots Nos. 1, 2 and 3 of the Bain Tract, as of record in Book 843, page 71, Register's Office for said County.
Said Lot No. 24 fronts 60 feet on the southerly side of Sweetbriar Avenue and runs back between parallel lines 160 feet to a dead line.
Being the same property conveyed to Margaret E. McGovern and Katharine McGovern, by deed from Seymour Samuels, Jr. and wife, Essie Wenar Samuels, of record in Book 1972, page 415, Register's Office for said County, the said Katharine McGovern having since died and her interest being devised to Margaret E. McGovern of record in Will Book 94, page 438, County Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 27th day of May, 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 2005 Sweetbriar 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 William F. Steel and wife, Adwoa O. M. Steel, their *(successors), heirs and assigns forever.* I *covenant that* I am *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 taxes for 1975 which are prorated and assumed by the grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William F. Steel and wife, Adwoa O. M. Steel, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* May, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret E. McGovern

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4916 PAGE 394

Personally appeared before me, Mary E. Neary, a Notary Public in and for said County and State, Margaret E. McGovern,

the within named 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 27th day of May, 19 75.

Commission expires 4/25/76

Mary E. Neary
Notary Public

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.....

MAY 29 75 CONV 32,500.00
MAY 29 75 S'TAX A* 84.50
MAY 29 75 PR'FEE A* .50
MAY 29 75 W'DEED A* 4.00 * 89.00

D 00051

IDENTIF. REFERENCE

MAY 29 9 39 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

2263 3

WARRANTY DEED

FROM
Margaret E. McGovern

TO
William F. Steel et ux.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201