BOOK 4940 PAGE 418 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,750.00

John B. Pickett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF July, 19

Notary Public

MY COMMISSION EXPIRES: 4-8-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First and Mid-South Mortgage Company, 315 Union St., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Pickett, Jr. (NAME)	First and Mid-South Mortgage Co (NAME)	134-13-93
4816 Jeffery Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, Lawrence A. Bowers and wife, Norma Jean Bowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. PICKETT, JR. AND WIFE, CHARLOTTE A. PICKETT

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. 179 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, pages 34, 35 & 36, Register's Office for said County.

SAID Lot No. 179 fronts 77.7 feet on the easterly side of Jeffery Drive and runs back 172.2 feet on the northerly line and 164.5 feet on the southerly line to a rear line on which it measures 57.7 feet.

BEING the same property conveyed to Lawrence A. Bowers and wife, Norma Jean Bowers, by deed from Joe Zeitlin, Trustee, with power to sell, of record in Book 3404, page 159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Jeffery Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2½ x 25 foot utility anchor easement located on the northwest corner of said lot, and restrictive covenants contained in instrument of record in Book 3316, page 339, said Register's Office for Davidson County, were declared void and unenforceable as to Lots 258, thru 274, inclusive by Chancery Court Decree of record in Minute Book 201, page 128, Chancery Court for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 4816 Jeffery Drive, Nashville, Tennessee 37211
(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 hands this 30 day of July, 19 75

Lawrence A. Bowers

Norma Jean Bowers

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence A. Bowers and wife, Norma Jean Bowers

the bargainors, 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 30 day of July 19 75

Commission expires 4-8-78

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 (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

TO

D 10612

IDENTIF. REFERENCE

AUG 11 3 33 PH '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 11 75	C	CONV	34,750.00		
AUG 11 75	S'TAX		A*	90.22	
AUG 11 75	PR'FEE		A*	.50	
AUG 11 75		W'DEED	A*	.00	
AUG 11 75		W'DEED	A*	4.00	* 94.72

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.