BOOK 4953 PAGE 734 FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF September 1975

Notary Public

MY COMMISSION EXPIRES: 5/23/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. James, Jr. (NAME)	Same (NAME)	91-15
5010 Nevada Avenue (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	parcel 222
Nashville, Tennessee (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, Mittis S. Gowen, surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. James, Jr. and wife, Priscella James

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 parts of Lots Nos. 11 and 12 on the Revised Plan of D. E. Rutherford's Subdivision of Block 10, Charlotte Park Company's Plan of record in Book 547, page 164, Register's Office for said County.

SAID parts of Lots Nos. 11 and 12 adjoin and front together 120 feet on the easterly side of 51st Avenue, North and run back between parallel lines, Lot No. 12 running back along the north margin of Nevada Avenue, 105 feet.

BEING the same property conveyed to Haskell Gowen and wife, Mittis S. Gowen by deed from Edith Edmonson Eli and husband, Raymond Eli of record in Book 2547, page 24, Register's Office for Davidson County, Tennessee. The said Haskell Gowen having since died.

This is ~~unimproved~~ improved (X) property, known as 5010 Nevada Avenue (House Number) (Street) Nashville, Tennessee (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 22nd day of September, 19 75

Mittis S. Gowen

STATE OF TENNESSEE
Davidson County

BOOK 4953 PAGE 735

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mittis S. Gowen

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 22 day of Sept, 1975.

Commission expires 5/23/77

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
MITTIS S. GOWEN

TO
WILLIAM L. JAMES, JR. AND WIFE, PRISCELLA JAMES

D 16744

IDENTIF. REFERENCE

SEP 23 9.06 AM '75

FEE $ 48.70 REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 23 75	CONV	17,000.00			
SEP 23 75	S'TAX		A*	44.20	
SEP 23 75	PR'FEE		A*	.50	
SEP 23 75	W'DEED		A*	4.00	* 48.70