BOOK 4980 PAGE 751

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip D. Bowles, et ux (NAME:)	Same (NAME:)	73-11
2928 Donna Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	95
Nashville, Tn. 37214 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	AW

For and in Consideration of the sum of Ten ($10.00)---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

DEC 18 85 CONV 35,000.00
DEC 18 85 S'TAX B* 91.00
DEC 18 85 PR'FEE B* .50
DEC 18 85 W'DEED B* 6.00 * 97.50

John L. Luther Turner and wife, Irene M. Turner

have bargained and sold, and by these presents do transfer and convey unto the said Philip D. Bowles and wife, Sharon C. Bowles, their---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 51 on the Plan of Sunset View Subdivision, Part I, of record in Book 2331, pages 100 and 101, Register's Office for said County. Said Lot No. 51 is situated on the northwesterly corner of the intersection of Donna Drive and Donna Hill Court, fronting a total of 120 feet on the westerly margin of Donna Drive and a total of 115 feet on the northerly margin of Donna Court, said frontage being joined by a curve having a length of 29.9 feet and a radius of 20 feet. Said lot extends back 180 feet on the northerly side from Donna Drive and 173.6 feet on the westerly side of Donna Hill Court. Being the same property conveyed to John L. Luther Turner and wife, Irene M. Turner by deed from Donald L. Ross and wife, Mary Elizabeth Ross of record in Book 4342, page 124 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot utilities easement, 40-foot minimum building set back line from Donna Hill Court and from Donna Drive, and conditions of owners certificate as shown on plan of record in Book 2331, page 100 and to restrictive covenants contained in an instrument of record in Book 2492, page 307 and approved by George I. Waddey, Jr., by instrument of record in Book 2492, page 631, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Affiant

Subscribed and sworn to before me this the 12th day of December, 19 75

Notary Public

My commission expires: 7-18-79

(Affix Seal)

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip D. Bowles and wife, Sharon C. Bowles, their *heirs and assigns, forever.*

And we *do covenant with the said* Philip D. Bowles and wife, Sharon C. Bowles *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.*

And we, John L. Luther Turner and wife, Irene M. Turner *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Philip D. Bowles and wife, Sharon C. Bowles/their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* December, *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.*

John L. Luther Turner
John L. Luther Turner

Irene M. Turner
Irene M. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary L. Scott, a Notary Public in and for said County and State, the within named John L. Luther Turner and wife, Irene M. Turner

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 12th day of December, 19 75.

Mary L. Scott, Notary Public.

Commission Expires 7-18-79

STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

D 2881 I

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.....