INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 5006 PAGE 974 — BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-107	Mr/Mrs David C. Bowen	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 01-9350475
	118 Carriage Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantees herein, to pay the principal balance now due, plus future interest, on a certain note dated _____, payable to First Federal Savings & Loan Association, in monthly installments as set forth in said note, with interest as set forth therein, and being secured by a deed of trust of record in Book_____, page _____,

JAMES A. FLEMING and wife, SARAH P. FLEMING

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID C. BOWEN and wife, MARCIA F. BOWEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 159 on the Plan of Cross Timbers, Section III, as of record in Book 4175, page 21.

Said Lot No. 159 fronts 87.8 feet on the easterly margin of Carriage Drive and extends back 103.3 feet on the northerly line and 143.30 feet on the southerly line, to a line in the rear, which is a broken line, on which it measures 136.60 feet.

Being the same property conveyed to James A. Fleming and wife, Sarah P. Fleming, by deed from Michael H. Stoddard and wife, Ruth E. Stoddard, as of record in Book 4914, page 354.

This instrument is prepared by Douglas A. Brace, Attorney, Third National Bank Building, Nashville, Tennessee, upon information furnished by the parties.

MAR 18	CONV	39,750.00		
MAR 18	S TAX		B* 103.22	
MAR 18	PA FEE		B* .50	
MAR 18	WDEED		B* 4.00	* 107.72

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1976 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of March, 1976.

James A. Fleming

Sarah P. Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5006 PAGE 975

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James A. Fleming and wife, Sarah P. Fleming the bargainor(s), 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, the 15th day of March, 19 76.

My commission expires: 4/23/78

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 1976

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL)

Notary Public

D 40828

WARRANTY DEED
DAB:Mas

FROM
JAMES A. FLEMING AND WIFE

TO
DAVID C. BOWEN AND WIFE

IDENTIF. REFERENCE

MAR 18 3 16 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr 3rd Nat'l Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public