FORM NO. WD-1

BOOK 5012 PAGE 389

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,900.00

Joe E. Bowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe E. Bowers, et ux (NAME)	The Lomas & NettletonCompany (NAME)	Map 132-9
4408 Cadillac Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 93
Nashville, Tennessee-37204 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	OH-07808

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, ARBA O. HERR, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE E. BOWERS and wife, MARTHA ANN BOWERS

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. 27 on the Map of the Resubdivision of certain lots in Oak Hill Subdivision, No. 1, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.
SAID Lot No. 27 fronts 85 feet on the easterly side of Cadillac Avenue and runs back between parallel lines, 300 feet to a dead line.
BEING the same property conveyed to Arba O. Herr, by warranty deed fromMarbut Glenn Gaston, Jr., Trustee, of record in Book 4826, page 323, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Murphree Mortgage Company (now The Lomas and Nettleton Company), of record in Book 4516, page 283, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

SUBJECT to any restrictions and limitations which may appear of record in the Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes which Grantees assume.

This is unimproved ( ) improved (X) property, known as 4408 Cadillac Avenue, Nashville. Tennessee - 37204
(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 my hand this 2nd day of April, 19 76

Arba O. Herr

Arba O. Herr

STATE OF TENNESSEE REAL ESTATE TRANSFER TAX NOT REQUIRED

STATE OF TENNESSEE
Davidson County

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

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 2nd day of April, 1976

Commission expires 5-29-77

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

D 43271

MGGjr

WARRANTY DEED

FROM

ARBA O. HERR

TO

JOE E. BOWERS, ET UX

IDENTIF. REFERENCE

APR 5 2 08 PM '76

FILED AND REGISTER
DAVIDSON COUNTY, TENN.

-5	CONV	29,900.00			
-5	S'TAX		B*	77.7	
-5	PR'FEE		B*	.5	
-5	W'DEED		B*	4.0	* 82.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.