BOOK 5014 PAGE 673

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Johnny Ray Rowe (NAME)	First Federal Savings & Loan Association (NAME)	23W-9368
1821 McEwen Street (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	83-10-357
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations including agreement by the Grantee to assume and pay the balance now owing upon one promissory note dated June 21, 1971, in the original principal amount of $21,500.00 and made payable to National Mortgage Company, and now held by First Federal Savings and Loan Association of Nashville, which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from Richard L. Burch and wife, Barbara J. Burch to Union Planters National Bank, Trustee, of record in Book 4514, page 134, Register's Office for Davidson County, Tennessee; we, RICHARD L. BURCH and wife, BARBARA J. BURCH, hereinafter called the Grantors

have bargained and sold, and by these presents do transfer and convey unto the said JOHNNY RAY ROWE, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 39, 40, 41, 42 and the westerly 10 feet of Lot No. 43 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Said Lots and part of said lot front together 130 feet on the northerly side of McEwen Avenue and extend back between parallel lines 133 feet to an alley.

Being the same property conveyed to Richard L. Burch and wife, Barbara J. Burch by deed from William D. Rayner and wife, Alice G. Rayner of record in Book 4514, page 132, Register's Office for Davidson County, Tennessee.

CO 33,000.00	MO
WD 4.00	MS
TD	ST 8.5.80
CC	ST
MR	PF .50
UCC	TOTAL 90.30

This conveyance is made subject to easements, setback line, restrictions of public record and taxes for 1976.

unimproved ( )
This is improved (XX) property, known as 1821 McEwen Street (House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 12 day of April, 19 76.

Richard L. Burch

Barbara J. Burch

BOOK 5014 PAGE 674

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Burch and wife, Barbara J. Burch

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, this 7 day of April, 1976.

My commission expires 2-7-79 Notary Public Robert H. Lewis

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

Johnny Ray Rowe

Sworn to and subscribed before me this 12th day of April, 1976.

My commission expires 2-7-79 Notary Public Robert H. Lewis

This instrument was prepared by:

Name	Address
This instrument prepared by STEPHENSON AND LACKEY	First Federal Building Nashville, Tennessee 37219

WARRANTY DEED

FROM

RICHARD L. BURCH and wife,

TO

BARBARA J. BURCH

JOHNNY RAY ROWE, unmarried

D 44346

IDENTIFICATION REFERENCE

APR 12 3 28 PM '76

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219