THIS INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5019 PAGE 355

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-14-15	Larry W. Deason & Debbie L. Steed	First American National Bank P. O. Box 2708 Guaranty Mortgage Division Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8D-61060	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1217 Davidson Road	LOAN OR ACCOUNT NO. 30919
		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,

APR27 76 CONV 29,000.00
APR27 76 S'TAX B* 75.40
APR27 76 PR'FEE B* .50
APR27 76 W'DEED' B* 4.00 * 79.90

JAMES H. SOWARDS and wife, EILEEN SOWARDS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY W. DEASON and DEBBIE L. STEED, Tenants in common

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 part of Lot No. 63 on the Plan of Crestmeade Subdivision, Section II, as of record in Book 2331, page 152, described as follows: BEGINNING on the southwesterly margin of Davidson Road at the common corner of Lots Nos. 63 and 64; thence in a southwesterly direction with the dividing line of said Lot 271 feet to a corner of Part of Lot No. 63 conveyed to State of Tennessee, by deed in Book 3102, page 597; thence following the State property, south 15 degrees 41 minutes 37 seconds east 11.7 feet; thence south 68 degrees 41 minutes west 9 feet to the rear line of Lot No. 63; thence along the rear line of said lot, southeasterly 174.3 feet; thence along the southeasterly line of said lot, northeasterly 307.6 feet to the southwesterly margin of Davidson Road; thence with margin of the same, northwesterly 115 feet to the point of beginning.

Being the same property conveyed to James H. Sowards and wife, Eileen Sowards, by deed from Lafayette Hilry Johnson, Jr., and wife, Charis Knapp Johnson, as of record in Book 4010, page 564.

This conveyance is made subject to restrictions of record in Book 2602, page 129.

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 for 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 22nd day of April, 1976.

James H. Sowards

Eileen Sowards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Sowards and wife, Eileen Sowards 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 22nd day of April, 19 76.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

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:
$29,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

D 46562

WARRANTY DEED
DBH:mas

FROM
JAMES H. SOWARDS AND WIFE

TO
LARRY W. DEASON, ET AL

IDENTIF. REFERENCE

APR 27 3 05 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr 3rd Natl 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