This deed Prepared by:
Leon Ruben, Attorney.
325 Plus Park Blvd.
Nashville, Tn 37217

# WARRANTY DEED

BOOK 5031 PAGE 420

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Gary R. Dowdy, et ux | Home Federal Savings & Loan | MAP 171-7 |
| (NAME) | (NAME) | |
| 6405 Cloverbrook Dr. | 230 Fourth Avenue, North | PAR. 25 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN | Nashville, TN 37219 | m.p |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* -----$10----

----Ten and no/100---- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4656, page 341, Register's Office Davidson County, Tennessee to secure Home Federal Savings and Loan Association of Nashville, in the original amount of $39,400.00 payable as therein specified, dated November 14, 1972, Charles Nelson, Jr., Trustee. Said note and deed of trust extended by agreement of record in Book 4851, page 967.

We, James R. Starkey and wife Polly B. Starkey

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Gary R. Dowdy and wife Linda P. Dowdy

their ~~XXXXXX~~ *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land lying and being in the 32nd Councilmanic District of Davidson County, Tennessee and being Lot No. 22 on the Plan of Cloverland Acres, Section 2, as of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Cloverbrook Drive at the common corner of Lots No.s 22 and 23; thence with the line between said two lots westerly 336.27 feet to a point, thence northeasterly 176.44 feet to a point; thence easterly 191.95 feet to the westerly margin of Cloverbrook Drive; thence with the westerly margin of said Drive southerly 220.0 feet to the point of beginning.

Being the same property conveyed to James R. Starkey and wife Polly B. Starkey by deed from N. Eddie Montgomery and wife Susan B. Montgomery of record in Book 4844, page 405, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,500.00

Subscribed and sworn to before me, this the 2nd day of June 19 76

Affiant

My commission expires: 2/3/77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6405 Cloverbrook Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Gary R. Dowdy and wife Linda P. Dowdy

their ~~XXXXXX~~ (successors)

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except deed of trust assumed above.

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gary R. Dowdy and wife Linda P. Dowdy their ~~XXXXXX~~ (successors), *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 2nd *day of* June, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Starkey

Polly B. Starkey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* James R. Starkey and wife Polly B. Starkey

*the within named 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* 2nd *day of* June, *19* 76.

*Commission expires* 2/3/79

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*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* .....

JUN-3 76 CONV 66,500.00
JUN-3 76 S'TAX B* 172.90
JUN-3 76 PR'FEE B* .50
JUN-3 76 W'DEED B* 4.00 * 177.40

**WARRANTY DEED**

FROM

JAMES R. STARKEY, ET UX

TO

GARY R. DOWDY, ET UX

D 5 1 9 4 4

IDENTIF. REFERENCE

JUN 3 10 28 AH '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238