BOOK 5039 PAGE 143

WILLIAM D. CASTELLANO
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William J. Owens, et ux	Mortgage Associates, Inc.	12D-02415
(NAME) 2009 Jones Avenue	(NAME) 1835 Savoy Drive, N.E.	Map. 71-8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Atlanta, Georgia 30341	Par. 188
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; WILLIAM J. OWENS and wife, REGINA D. OWENS, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption and agreement to pay the present unpaid balance of $15,391.26 to Mortgage Associates, Inc., secured by a Deed of Trust executed by Edward B. Morgan, et ux, Mary A. Morgan, to Richard D. Cahoy, Trustee, of record in Book 4810, Page 761, Register's Office for Davidson County, Tennessee (see instrument for complete terms and conditions);

We, EDWARD B. MORGAN and wife, MARY A. MORGAN,

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM J. OWENS and wife, REGINA D. OWENS, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 109 on the Plan of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County, to which plan reference is made for a particular description of said lot.

Being the same property conveyed to Edward B. Morgan and wife, Mary A. Morgan, by deed from Amos L. Ray and wife, Charline E. Ray, of record in book 4810, page 759, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1373, Page 98, and any existing easements.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,441.26

Subscribed and sworn to before me, this the 24th day of June, 19 76

Affiant William J. Owens

My commission expires 1-29-77.

(Affix Seal)

Notary Public

This is ☐ unimproved (☒ improved) property, known as 2009 Jones Avenue, Nashville, Tennessee 37207.
(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 WILLIAM J. OWENS and wife, REGINA D. OWENS, their *(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 as herein set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* WILLIAM J. OWENS and wife, REGINA D. OWENS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *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.*

Mary A. Morgan

Edward B. Morgan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jneall Watson, a Notary Public in and for said County and State, Edward B. Morgan and wife, Mary A. Morgan,

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 24th day of June, 19 76

Jneall Watson Notary Public

Commission expires 1-29-77.

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 25 76	CONV	19,441.26			
JUN 25 76	S'TAX		B*	50.44	
JUN 25 76	PR'FEE		B*	.50	
JUN 25 76	W'DEED		B*	4.00	* 54.94

WARRANTY DEED

FROM
EDWARD B. MORGAN, ET UX,
TO
WILLIAM J. OWENS, ET UX,
REGINA D. OWENS

D 55486

IDENTIFICATION REFERENCE

JUN 25 11 50 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE BOX #9.