BOOK 5040 PAGE 373

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,500.00 Daniel T. Fowler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE 19 76

Patricia A. Lance
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS

401 Union Street NAME Nashville, Tennessee 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel T. Fowler	Baker Mortgage Corporation	104-15
(NAME)	(NAME)	
2125 West Linden Avenue	2840 Northeast Expressway, N.E.	325
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Atlanta, Ga. 30345	24W-10425
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Bernard G. Aronstam et ux Olive C. Aronstam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel T. Fowler et ux Bonita S. Fowler

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. 3 on the Map of J. Leroy Davis' Re-Subdivision, of Lots Nos. 72, 73, 74, 75, and 76 on the Plan of Belair, as of record in Book 547, page 137, Register's Office for said County.

SAID Lot No. 3 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 185 feet to an alley.

BEING the same property conveyed to Bernard G. Aronstam and wife, Olive C. Aronstam by deed from Carmen May of record in Book 4809, page 456, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 2125 West Linden Avenue (House Number) (Street) Nashville, Tennessee 37212 (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 our hand s this 29TH day of JUNE, 19 76

Bernard G. Aronstam

Olive C. Aronstam

STATE OF TENNESSEE
Davidson County

BOOK 5040 PAGE 374

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernard G. Aronstam et ux Olive C. Aronstam

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 29TH day of JUNE 1976

Commission expires 9-8-79

Patricia L. Spicer
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

WARRANTY DEED

FROM Bernard G. Aronstam

TO Daniel T. Fowler

D 56035

IDENTIF. REFERENCE

JUN 30 8 41 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Box 8
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

JUN 30 76	CONV	32,500.00			
JUN 30 76	S'TAX		B*	84.50	
JUN 30 76	PR'FEE		B*	.50	
JUN 30 76	W'DEED		B*	4.00	* 89.00