BOOK 5044 PAGE 32

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

HARRY L. ROWAN ET UX

JOAN W. ROWAN

TO

N. EDDIE MONTGOMERY

For draftsman's use

Mail

PREPARED BY:

John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tennessee 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N.Eddie Montgomery (NAME)	Fidelity Federal (NAME)	24W14380
1701 Primrose Ave. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue N. (STREET ADDRESS)	Map 117-8
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 54

D 5 7 7 3 7

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUL 12 10 52 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15000.00 N. Eddie Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 76

[illegible]
Notary Public

MY COMMISSION EXPIRES: 5-20-79

(AFFIX SEAL)

NOTARY PUBLIC ★ DAVIDSON COUNTY

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises of record in Book 3907, page 923, Register's Office for Davidson County, Tennessee .

Harry L. Rowan and wife, Joan W. Rowan have bargained and sold, and by these presents do transfer and convey unto the said

N. Eddie Montgomery

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly part of Lots No. 43 and 44 on the Plan of Belmont Terrace, as of record in Plan Book 421, page 101, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of Primrose Avenue and Oakland Avenue being the Southeast corner of said Lot No. 44; thence with the northerly margin of Primrose Avenue, westerly 41.3 feet to the southeast corner of part of said lots conveyed to L. S. Schuerman, Trustee, by deed of record in Book 467, page 369, said Register's Office; thence northerly with the east line of Schuerman lot, 130 feet, more or less, to the northerly margin of Primrose Avenue; thence with the southerly margin of said Avenue, easterly 68.8 feet to the end of a curve; thence around said curve 16.9 feet to the westerly margin of Oakland Avenue; thence with the westerly margin of said Avenue, southerly 119 feet to the beginning.

BEING the same property conveyed to Harry L. Rowan and wife, Joan W. Rowan, by deed from B. K. Hibbett, Jr. and wife, Mary Frances Hibbett, as of record in Book 3248, page 568, Register's Office for Davidson County, Tennessee.

GRANTORS further transfer and convey unto grantees the funds held in escrow.

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WD-2

This is unimproved ( ) improved (X) property, known as 1701 Primrose Avenue, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

And we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 8th day of July, 19 76

Harry L. Rowan
HARRY L. ROWAN

Joan W. Rowan
JOAN W. ROWAN

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 Harry L. Rowan and wife, Joan W. Rowan

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, Tennessee, this 8th day of July, 19 76

Helen L. Jenkins, Notary Public.

Commission expires 5-20-79

HELEN L. JENKINS NOTARY PUBLIC DAVIDSON COUNTY

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 .....

JUL 12 '76 CONV 15,000.00
JUL 12 '76 S'TAX 8* 39.00
JUL 12 '76 PR'FEE 8* .50
JUL 12 '76 D'EED 8* 4.00 * 43.50

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....