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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
PAT NICHOL, 941 Richards Road, Antioch, Tennessee 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEARJAMMER, INC. (NAME)	SAME (NAME)	148-1
3673 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	155
Nashville, Tenn 37211 (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, DONALD K. ROWAN and wife, PHYLLIS R. ROWAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEARJAMMER, INC., a Tennessee corporation'

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, 5th Civil District, being Lot No. 315 on the Plan of Hillbrook, Section V as of record in Book 3700, page 73, Register's Office for said County and State.

Said Lot No. 315 fronts 81 feet on the westerly side of Tampa Drive and extends back 162.5 feet on the southeasterly line and 155.6 feet on the northwesterly line to a dead line measuring 66.4 feet thereon.

Being the same property conveyed to Donald K. Rowan and wife, Phyllis R. Rowan by warranty deed from The Convention of the Protestant Episcopal Church in the Diocese of Tennessee as of record in Book 5026, page 850, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement, setback line and conditions of owners certificate as shown on plan of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee and restrictive covenants of record in Book 4031, page 160, R.O.D.C., Tenn.

The Grantee, Gearjammer, Inc., agrees to assume a first mortgage on the above property as evidenced by a Deed of Trust of record in Book 5026, page 852, R.O.D.C, Tenn., and to hold harmless the Grantors from and liability evidenced by a Promissory Note in the principal amount of $35,000.00 to the National Mortgage Company, its heirs and assigns.

This is unimproved ( ) improved (X) property, known as 3673 (House Number) Tampa Drive (Street) , Nashville (P. O. Address) , Tennessee (City or Town) 37211 (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 day of July , 1976

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dana C Rutledge, a Notary Public in and for said County and State, the within named Donald K. Rowan and wife, Phyllis R. 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 1976

Commission expires 12-5-78

Dana C Rutledge
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
DONALD K. ROWAN et ux

TO
PHYLLIS R. ROWAN

GEARJAMMER, INC., a
Tennessee corporation

D 5 8 5 1 3

IDENTIFICATION REFERENCE

JUL 15 9 15 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 15 76	CONV	35,000.00			
JUL 15 76	S'TAX		B*	91.00	
JUL 15 76	PR'FEE		B*	.50	
JUL 15 76	W'DEED		B*	4.00	* 95.50