

BOOK 5048 PAGE 803 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

James H. Wauford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 14, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Andrew D. Tanner, Atty., 507 American Trust Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Wauford, etux (NAME)	SAME (NAME)	6DA-25630
Route #7, Stable Road, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	118-4-321
Franklin, Tennessee 37064 (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, JOHN E. BOWERS and wife, NANNIE L. BOWERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. WAUFORD and wife, GLADYS M. WAUFORD

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:

BEING Lot No. 357 on the Plan of the Subdivision of Lot "A" in Grandview Heights, of record in Book 161, page 169, Register's Office for said County.

SAID Lot No. 357 fronts 50 feet on the easterly side of Kline Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John E. Bowers and wife, Nannie L. Bowers, by deed from Inez Sturdivant, a widow, as of record in Book 3247, page 141, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2320 Kline Avenue, Nashville, Tennessee 37211
(House Number) (Street) (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 hands this 6th day of July, 1976

Nannie L. Bowers

Nannie L. Bowers

John E. Bowers

John E. Bowers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Bowers and wife, Nannie L. Bowers

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 6th day of July 19 76.

Commission expires My Commission Expires Nov. 13, 1979

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 JOHN E. BOWERS, ETUX

TO JAMES H. WAUFORD, ETUX

D 59768

IDENTIF. REFERENCE

JUL 23 9 38 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204

JUL 23 76	CONV	*8,000.00			
JUL 23 76	S'TAX		B*	20.80	
JUL 23 76	PR'FEE		B*	.50	
JUL 23 76	W'DEED		B*	4.00	* 25.30