FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 23,500.00 Lonnie W Bowden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY 19 76.

John V. Dale Brown
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

JOHN V. DALE BROWN NOTARY PUBLIC AT LARGE TENNESSEE STATE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie W. Bowden (NAME)	Commerce Union Bank (NAME)	5DU-55528
105 Robert Yoest Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	162-6
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	388

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, Dan Duer et ux Janie Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnie W. Bowden et ux Sharon Bowden

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. 69 on the plan of Bess Estates, Section II, of record in Book 4675, page 5, Register's Office for said County.

SAID Lot No. 69 fronts 78.64 feet on the westerly margin of Robert Yoest Drive and extends back 96.13 feet on the southerly line and 125.00 feet on the northerly line to a broken line in the rear, measuring 118.51 feet thereon.

BEING part of the same property conveyed to Dan Duer and wife, Janie Duer by deed from Standard Development Corporation of record in Book 5014, page 421, 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 105 Robert Yoest Drive (House Number) (Street) Antioch, Tennessee 37013 (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 23RD day of JULY, 19 76

Dan Duer

Janie Duer

STATE OF TENNESSEE
Davidson County

BOOK 5049 PAGE 597

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Duer et ux Janie Duer

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 23RD day of JULY 1976

Commission expires 3-8-80

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

JOHN V. ADAMS NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

FROM Dan Duer

TO Lonnie W. Bowden

D60166

IDENTIFICATION REFERENCE

JUL 26 3 55 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 26 76	CONV	23,500.00			
JUL 26 76	S'TAX		B*	61.10	
JUL 26 76	PR'FEE		B*	.50	
JUL 26 76	W'DEED		B*	4.00	* 65.60