FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,500.00 Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY G. DOWDY (NAME)	Engel Mortgage Company, Inc. (NAME)	61-16
1305 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	235
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	15D 20665

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, JAMES NEIL GOODWIN et ux PAULETTA GOODWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY G. DOWDY et ux MARY ANN DOWDY

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 the southerly part of Lot No. 56 of Block "C" on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

SAID part of said Lot No. 56 fronts 50 feet on the northerly side of Ardee Avenue and runs back 207.6 feet on the easterly line and 205 feet more or less, on the westerly line to a dead line measuring 50 feet, more or less, thereon.

BEING the same property conveyed to James Neil Goodwin and wife, Pauletta Goodwin by deed from James H. Stewart, Jr., and wife, Minnie G. Stewart, of record in Book 4287, page 578, Register's Office for Davidson County, Tennessee.

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

CO	22,500.00	MO	
VD	4.00	MS	
TD		ST	58.50
CC		ST	
MR		PF	.50
MTG		TOTAL	63.00

This is unimproved ( ) improved (XX) property, known as 1305 Ardee Avenue (House Number) (Street) Nashville, Tennessee 37216 (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 JULY, 1976

James Neil Goodwin Pauletta Goodwin

James Neil Goodwin Pauletta Goodwin

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 JAMES NEIL GOODWIN et ux PAULETTA GOODWIN

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 JULY, 1976

Commission expires 9-8-79

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

D60937

IDENTIF. REFERENCE

JUL 30 11 38 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES NEIL GOODWIN

TO
BOBBY G. DOWDY

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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

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