Loan 510600-3

BOOK 5057 PAGE 131

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

James D. Sowder
Affiant

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

Nancy R. Stacy
Notary Public

MY COMMISSION EXPIRES: 12-5-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. SOWDER (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
115 Hardaway Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	33-5
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	9 Pcl

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, Jackie L. McWhirter and wife, Alma Jean McWhirter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Sowder and wife, Mary T. Sowder

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. 267 on the Plan of Section II, Gatewood, as of record in Book 3700, pages 144 and 145, Register's Office for said County, described as follows:

Beginning in the northerly margin of Janette Avenue at the corner of Lots Nos. 267 and 268; thence easterly with the Avenue 75.87 feet to a monument; thence around a curve in a northeasterly direction 39.27 feet to a monument in the westerly margin of Hardaway Drive; thence with the Drive, northerly 105.4 feet to a monument; thence leaving the Drive, going west 106.17 feet to the common rear corner of Lots Nos. 267 and 268; thence southerly with the line along the lots, 130.6 feet to the beginning.

Being the same property conveyed to Jackie L. McWhirter and wife, Alma Jean McWhirter, by deed from Carl B. Allen and wife, Ruby Pauline Allen, of record in Book 5008, page 371, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 115 Hardaway Dr., Goodlettsville, TEnn. 37072
(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 hand S this 6th day of August, 19 76

Jackie L. McWhirter

Alma Jean McWhirter

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Nancy Stacey, a Notary Public in and for said County and State, the within named Jackie L. McWhirter and wife, Alma Jean McWhirter

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 August 19 76

Commission expires 12-5-79

Nancy R. Stacey
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

510600-3

WARRANTY DEED

FROM
Jackie L. McWhirter and wife,
Alma Jean McWhirter

TO
James D. Sowder and wife,
Mary T. Sowder

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 6 3 1 4 5

IDENTIFICATION REFERENCE

AUG 13 10 19 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 13 76	CONV	35,000.00			
AUG 13 76	S'TAX		B*	91.00	
AUG 13 76	PR'FEE		B*	.50	
AUG 13 76	W'DEED		B*	4.00	* 95.50