WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 1976

Dean Robinson
Notary Public

MY COMMISSION EXPIRES: 11/18/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Gene Bower (NAME)	Fidelity Federal Savings & Loan (NAME)	84-1
849 Rose Park Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	131
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (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, Charles M. Wood and wife, Cassandra Ann Wood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Gene Bower and wife, Donna G. Bower

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 12 on the Plan of Rose Estates, Section One, of record in Book 3600, page 37, R.O.D.C. Tennessee.

Said Lot 12 fronts 72 feet on the northerly side of Rose Park Drive and extends back 147.87 feet on the easterly line and 154.17 feet on the westerly line to a dead line in the rear on which it measures 88.72 feet.

Being the same property conveyed to Charles M. Wood by deed from Robert Barker Jones, Jr. and wife, Janice Kidwell Jones, as of record in Book 4827, page 939, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4827, page 941, Said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is (unimproved ( ) / improved (X)) property, known as 849 Rose Park Drive, Nashville, TN.
(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 my hand this 16th day of August, 1976

Charles M. Wood

Cassandra Ann Wood

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Wood and wife Cassandra Ann Wood

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, TN. this 16th day of August, 1976

Commission Expires _____ Notary Public.

STATE OF _____
_____ 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 purpose 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

IDENTIFICATION REFERENCE
AUG 20 11 32 AM '76
DAVIDSON COUNTY, TENN.
REGISTER

06162

AUG20'76 CONV 29,982.19
AUG20'76 S'TAX B* 78.00
AUG20'76 PR'FEE B* .50
AUG20'76 W'DEED B* 4.00 * 82.50

WARRANTY DEED

FROM Charles M. Wood

TO Donald Gene Bower et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

US LIFE TITLE INSURANCE Company of New York

mail to:
Title Associates, Inc. Trabue
P. O. Box 2255
Nashville, Tenn. 37214