FORM NO. WD-1

BOOK 5077 PAGE 348

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Talton Dowlen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF OCTOBER, 1976

Notary Public

MY COMMISSION EXPIRES: 2-28-78

(AFFIX SEAL)

L-07-80,384-4
(return to file room)

THIS INSTRUMENT WAS PREPARED BY
Gullett, Steele, Sanford, Robinson & Merritt, Attys. 230 4th Avenue North, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TALTON DOWLEN et ux (NAME)	Home Federal Savings & Loan (NAME)	
1400 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	53 3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	483 Pt

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, E. J. W. SCHMITT, JR., Executor of the Estate of Emma S. Hargrove, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TALTON DOWLEN AND WIFE, REBECCA S. DOWLEN

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. 1 and the southerly fifty feet of Lot No. 2 on the unrecorded Map of Mrs. Mollie Buchanan's Subdivision of part of Lot No. 60 in the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described according to survey made April 22, 1935, by Erle Drake, County Surveyor, for Davidson County, Tennessee.

Said Lot No. 1 and the southerly fifty feet of Lot No. 2 join and front together one hundred and fifty feet on the westerly side of Riverside Drive and run back, between parallel lines, with the northerly margin of Creighton Avenue, one hundred and ninety feet to a dead line.

Being the same property conveyed to Emma S. Hargrove by deed from Emma R. Hewitt of record in Book 2435, page 326, said Register's Office, the said Emma S. Hargrove having since died and E. J. W. Schmitt, Jr., Executor of Estate of Emma S. Hargrove being vested with power of sale by Will and Codicil thereto of record in Will Book 116, page 178, Probate Court Clerk's Office for Davidson County, Tennessee, subject to the provisions of said Will.

This is unimproved ( ) improved (X) property, known as 1400 Riverside Drive, Nashville, Tennessee 37206
(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 8th day of October, 1976

E. J. W. Schmitt, Jr. Executor

E. J. W. Schmitt, Jr.

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 E. J. W. Schmitt, Jr., Executor

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of October 19 76.

Commission expires 2-8-78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
E. J. W. Schmitt, Jr. Executor

TO
Talton Dowlen et ux

Rebecca S. Dowlen

D 72058

IDENTIF. REFERENCE

OCT 12 3 46 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT 12 76	CONV	37,000.00			
OCT 12 76	S'TAX		B*	96.20	
OCT 12 76	PR'FEE		B*	.50	
OCT 12 76	W'DEED		B*	4.00	* 100.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.