BOOK 5094 PAGE 410

Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William B. Rivers, et ux	Dobson & Johnson, Inc.	75-13/pr. 69
(NAME) 213 Bonnaridge Hermitage Hills	(NAME) 311 Plus Park Blvd.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37210	(STREET ADDRESS) Nashville, Tn	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note to Dobson & Johnson, Inc. secured by a Deed of Trust of record in the Register's Office for Davidson County, Tennessee,

We, George H. Cowan and wife, Lillie S. Cowan,

have this day bargained and sold, and do hereby transfer and convey unto the said

William B. Rivers and wife, Evelyn D. Rivers, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 287 on the Plan of Hermitage Hills, Section 2 of record in Book 2900, page 112, Register's Office for said County, to which Plan reference is hereby made for a more detailed description.

Being the same property conveyed to George H. Cowan and wife, Lillie S. Cowan, by deed from Larry Pardue and wife, Phyllis Pardue, and recorded in book 4984, page 935, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000

Subscribed and sworn to before me, this the 6 day of Dec. 1976

William B. Rivers
Affiant

My commission expires: 5-27-79 (Affix Seal)

Notary Public

This is improved (X) property, known as Hermitage Hills, Nashville, TN 37210 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William B. Rivers and wife, Evelyn D. Rivers, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 6th *day of* Dec. 1976 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George H. Cowan

Lillie S. Cowan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, George H. Cowan and wife, Lillie S. Cowan,

the within named 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 ..... Tennessee this 4 day of December, 19 76

Commission expires 5-27-79 ..... Notary Public

FRANK S. KING, JR. ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENNESSEE ★ STATE OF TENNESSEE ★

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted; and who, upon oath, acknowledged ....self to be..... of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in ....., this .....day of....., 19.....

..... Notary Public

Commission expires .....

DEC-76	CONV	25,000.00			
DEC-76 S'TAX			B*	65.00	
DEC-76 PR'FEE			B*	.50	
DEC-76	W'DEED		B*	4.00	* 69.50

WARRANTY DEED

FROM
George H. Cowan, et ux

TO
William B. Rivers, et ux

D 80089

IDENTIF. REFERENCE

DEC 7 12 46 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238