FORM NO. WD-1

BOOK 5099 PAGE 886

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David O. Condra, Atty. 108 Harding Place Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffry Silbar and W. Witt Jennings, III (NAME)	Same (NAME)	26W 2350
3503 Richland Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-5
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	404 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~~ I, Virginia Rogers Bowen, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffry Silbar and W. Witt Jennings, III, as tennants in common

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 part of Lot No. 68 in Division "A" on the Plan of the Richland Realty Company, which plan is of record in Book 161, page 151, of the Register's Office of Davidson County, Tennessee. Said part of said lot begins on the southerly margin of Richland Avenue at a point five feet east of the line dividing said Lot No. 68 and Lot No. 66; said division runs thence easterly along the southern margin of Richland Avenue 50 feet; thence at right angles in a southerly direction 191 feet to the northerly margin of a twelve foot alley dedicated to the public by deed of record in Book 645, page 570 of said Register's Office; thence in a westerly direction along the northerly margin of said alley 50 feet to a point 5 feet east of the line dividing said Lots Nos. 66 and 68 and thence northerly on a line parallel with the west line of said lot No. 68, 191 feet to the beginning.

Being the same property conveyed to Virginia Rogers Bowen, by deed from H. B. Alexander and wife, of record in Book 1151, page 288, R. O. D. C., Tennessee.

This is (Unimproved ( ) Improved (X)) property, known as 3503 (House Number) Richland Ave. (Street) Nashville, Tenn. 37205 (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 22 day of December, 1976

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ACKNOWLEDGMENT FOR POWER OF ATTORNEY:

Virginia Rogers Bowen

BY John C. Pearl Sr.

Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of December, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John C. Pearl, Sr., to me known to be the person who executed the foregoing instrument in behalf of Virginia Rogers Bowen, unmarried, and acknowledged that he executed the same as the free act and deed of the said Virginia Rogers Bowen, unmarried.

Witness my hand and seal at Nashville, Tennessee, this 22 day of December, 1976.

Notary Public

My Commission Expires: 7-2-80

111623-0

WARRANTY DEED

FROM Virginia Rogers Bowen, unmarried

TO Jeffry Silbar and

W. Witt Jennings, III

D 82474

IDENTIFICATION REFERENCE

DEC 22 4 07 PM '76

REGISTER DAVIDSON COUNTY, TENN.

DEC 22 76	CONV	29,900.00			
DEC 22 76	S'TAX		B*	77.74	
DEC 22 76	PR'FEE		B*	.50	
DEC 22 76	W'DEED		B*	4.00	* 82.24

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

5 P033 PG 888