BOOK 5111 PAGE 771

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 1976

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan D. Mazer, Atty, 24th Floor, First American Center, Nashville, 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Sowman et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	
1712 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Fidelity Federal Tower (STREET ADDRESS)	158-12
Brentwood, Tn. 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	11

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, ROBERT F. BAXTER and wife, BETHANY M . BAXTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES PATRICK SOWMAN and wife, JEANNETTE E. SOWMAN

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:

Being Lot. # 537 , on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for Davidson County, Tennessee, to which plan specific reference is made for a complete description of metes and bounds.

Being the same property conveyed to Robert F. Baxter and wife, Bethany M . Baxter by deed from Estes-Taylor Company, a Tennessee corporation, of record in Book 4713, page 854, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1712 Old Hickory Blvd, Brentwood, Tennessee 37027
(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 1st day of February, , 1976

ROBERT F. BAXTER

BETHANY M BAXTER

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 Robert F. Baxter and wife Bethany M. Baxter

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, Tennessee, this 1st day of Feb. 19 77

Commission expires 10/28/78

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

L# 111691-3

WARRANTY DEED

FROM

Robert F. Baxter

Bethany M. Baxter

TO

James P. Sowman

Jeannette E. Sowman

D 8 7 8 3 2

COUNTY REFERENCE

FEB 2 2 40 PM '77

CONV

$38,000.00

FEB-2 S'TAX 8* 254.80

FEB-2 PAYEE 8* .50

FEB-2 RECORDED 5* 4.00 * 259.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.