BOOK 5134 PAGE 435

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER R. DOWLEN, ET UX	SAME	Map 95-12
(NAME:)	(NAME)	
Quanto Court		Parcel 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(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, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of an indebtedness of record in Book 4617, page 228, Register's Office for Davidson County, Tennessee, in the original principal amount of $16,500.00, payable to Eugene Hughes,

WE, FRED B. SHIPMAN and wife, BRENDA SHIPMAN, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said WALTER R. DOWLEN and wife, JEANINE C. DOWLEN, hereinafter called the GRANTEES, their (successors); *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the Third Civil District of Davidson County, Tennessee being described according to a survey by John Knohl as follows:

BEGINNING at a corner pin at the easterly margin of McGavock Pike said point being 188.9 feet south from Graylynn Drive; thence North 73 degrees 16 minutes East 215.09 feet to a point; thence South 56 degrees 02 minutes East 251.3 feet to an iron pin; thence South 79 degrees 55 minutes West 385.8 feet to corner pin:in McGavock Pike, said pin being 131.2 feet from the Northwest corner of Woodberry Park as of record in Book 2133, page 119, Register's Office of Davidson County, Tennessee; thence along said margin of McGavock Pike 150.2 feet to the point of beginning.

Being the same property conveyed to Fred B. Shipman, by deed from Walter L. Timmons, Jr. and Fred B. Shipman (joined by their respective spouses), of record in Book 5121, page 461, 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 $ 27,000.00

Subscribed and sworn to before me, this the 8th day of April 19 77

Affiant Walter R. Dowlen

My commission expires: MAY 17, 1977 (Affix Seal)

Notary Public Hubert L. Baker

This is unimproved ( ) improved (XX) property, known as 293 McGavock Pike, Nashville
(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 GRANTEES, 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.*

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 *hand* S *this* 8th *day of* April, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter R. Dowlen
Jeanine Dowlen

Fred B. Shipman
Brenda W. Shipman

BOOK 5134 PAGE 486

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* FRED B. SHIPMAN and wife, BRENDA SHIPMAN
WALTER C. DOWLEN and wife, JEANINE C. DOWLEN

the within named bargainors, with whom I am personally acquainted, and who acknowledged that thye *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, Tennessee,
this 8th *day of* April, *19* 77

Hubert L. Baker
Notary Public

HUBERT L. BAKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires May 17, 1977

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 _____

APR 11 77	CONV	27,000.00			
APR 11 77	S'TAX		B*	70.20	
APR 11 77	PR'FEE		B*	.50	
APR 11 77	W'DEED		B*	4.00	
APR 11 77	MISC		B*	.20	* 74.90

WARRANTY DEED

FROM
FRED B. SHIPMAN, ET UX

TO
WALTER R. DOWLEN, ET UX

D 97949

IDENTIF. REFERENCE

APR 11 8 19 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS