BOOK 5140 PAGE 855

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 19[illegible]

[illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| OTIS B. McCOWAN (NAME) | REALTY MORTGAGE, INC. (NAME) | 16 0A - 040 76 |
| 960 Graybar Drive (STREET ADDRESS OR ROUTE NUMBER) | Century Parkway, Suite #250 (STREET ADDRESS) | Map 116 - 13 |
| Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30345 (CITY) (STATE) (ZIP) | Par E2 |

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, TALMAGE W. SPANN, et ux CYNTHIA O. SPANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OTIS B. McCOWAN

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 No. 28 on the Plan of Yearwood Subdivision of record in Book 1424, page 48, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Talmage W. Spann and wife, Cynthia O. Spann by Warranty Deed from Peter E. Roloff and wife, Evangeline L. Roloff, of record in Book 4853, page 653, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 960 Graybar Lane, Nashville, Tennessee 37204
(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 hands this 25th day of April, 19 77

Talmage W. Spann
TALMAGE W. SPANN

Cynthia O. Spann
CYNTHIA O. SPANN

BOOK 5140 PAGE 856

STATE OF TENNESSEE
Davidson County

BOOK 5140 PAGE 856

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TALMAGE W. SPANN, et ux CYNTHIA O. SPANN

the 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 Nashville, Tennessee, this 25th day of April 1977

Commission expires 10/22/78

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
TALMAGE W. SPANN, et ux

CYNTHIA O. SPANN

TO
OTIS B. McCOWAN

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
20th Floor
First American Center
Nashville, Tennessee 37238

E 00941

IDENTIF. REFERENCE

APR 27 4 00 PM '77

FEE & REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| APR 27 77 | CONV | 30,000.00 | | | |
| APR 27 77 | S'TAX | | B* | 78.00 | |
| APR 27 77 | PR'FEE | | B* | .50 | |
| APR 27 77 | W'DEED | | B* | 4.00 | * 82.50 |

BOOK 5140 PAGE 857