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BOOK 5158 PAGE 862

IDENTIF. T REFERENCE

JUN 14 10 50 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Waller Lansden Dortch & Davis, 1200 American Trust Bldg., Nashville TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Prudence Polk McGowan (NAME)	SAME (NAME)	1293
6318 East Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, William F. McGowan and Prudence Polk McGowan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Prudence Polk McGowan

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ HER 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 Lot No. 20 on the Plan of West Meade Farms, Section 1, as of record in Book 1424, page 47, Register's Office for said County, and being more particularly described as follows:

Said Lot No. 20 fronts 300.2 feet on the northerly side of East Valley Road and extends back 765.2 feet on the easterly line and 506.8 feet on the westerly line to a broken dead line in the rear on which it measures a total of 410.1 feet.

Being the same property conveyed to William F. McGowan, and wife, Prudence Polk McGowan by deed from Marion S. Fall, widow of Joseph W. Fall Jr., of record in Book 4717, page 503 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph W. Fall, Jr., and wife, Marion S. Fall by deed from Mitchell S. Magid and wife, Madeline L. Magid, of record in Book 4358, page 443, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictive covenants and easements as of record in Book 1427, page 19, Register's Office for said County and Owners Certificate, building setback line and utility easement as shown on Plan of record in Book 1424, page 47, said Register's Office.

This is unimproved ( ) improved (X) property, known as 6318 East Valley Road (House Number) (Street) Nashville, Tennessee (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 14th day of June, 1977

William F. McGowan

Prudence Polk McGowan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Bonnie L. Gleespen, a Notary Public in and for said County and State, the within named William F. McGowan and Prudence Polk McGowan

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 14th day of June 19 77

Commission expires 12-15-1980

Bonnie L. Gleespen
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) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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
William F. McGowan and
Prudence Polk McGowan

TO
Prudence Polk McGowan

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

JUN 14 MISC B* 4.00 * 4.00