BOOK 5196 PAGE 31

77-9-12
FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Sept 1977.

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Edwina F. Bowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 19 77.

Notary Public

MY COMMISSION EXPIRES: 6/7/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 908 Fidelity Federal Bldg., Nashville, Tennessee 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edwina F. Bowers (NAME) | Mortgage Corporation of the South (NAME) | 81-7-556 |
| 2007 10th Ave., North (STREET ADDRESS OR ROUTE NUMBER) | 2119 Sixth Avenue, North (STREET ADDRESS) | 2W-14423 |
| Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP) | Birmingham, Alabama 35202 (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, CAROLINE WAYNICK and husband, G. L. WAYNICK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWINA F. BOWERS, A Single Person

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 Lot No. 41 on the Plan of Owen's Buena Vista Resubdivision of Lot 7 of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 41 fronts 50 feet on the westerly side of 10th Avenue North and extends back 128 feet between parallel lines to an alley in the rear.

BEING part of the same property conveyed to Caroline Waynick by deed from J. J. Foley, Jr., Trustee, of record in Book 5179, page 696, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

G. L. Waynick, the husband of the above named Caroline Waynick, joins in this conveyance for the purpose of releasing any rights he may have in the above property, especially his marital rights.

This is unimproved ( ) improved (XX) property, known as 2007 10th Avenue North, Nashville, TN
(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 7th day of September, 19 77

Caroline Waynick
CAROLINE WAYNICK

G. L. WAYNICK

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 Caroline Waynick and G. L. Waynick

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 7th day of September, 19 77

Commission expires 6/7/80

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

FILE IN BOX 4

**WARRANTY DEED**

FROM
CAROLINE WAYNICK and husband,

G. L. WAYNICK

TO
EDWINA F. BOWERS

E 25647

IDENTIF. REFERENCE

SEP 13 12 28 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP 13 77 | CONV | 20,000.00 | | | | |
| SEP 13 77 | S'TAX | | B* | 52.00 | | |
| SEP 13 77 | PR'FEE | | B* | .50 | | |
| SEP 13 77 | W'DEED | | B* | 4.00 | * | 56.50 |