This Instrument Prepared by
R. H. Dorrow atty
1400 Nashville Trust Bldg
Nashville, Tenn 37219

WARRANTY DEED

BOOK 5198 PAGE 679

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew D. Holt, III	same	map 130-2
(NAME) 104 Windsor Drive	(NAME)	parcel 39
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of forty-nine thousand five-hundred

Dollars,

the receipt of which is hereby acknowledged, we, Ben H. Rowan II and William H. Rowan, Jr., the only surviving heirs at law of Ben H. Rowan, deceased, and the only surviving beneficiaries of a testamentary trust created by Ben H. Rowan, deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said Andrew D. Holt, III

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the plan of Bransford Realty Company's subdivision of Lots 156 and 157 and 158 in Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, page 156, R.O.D.C., described as follows: Beginning on the northerly margin of Windsor Drive, at the southeast corner of lot 3; thence with the northerly margin of said drive in an easterly and northeasterly direction 175 feet to the corner of lots 1 and 2; thence northwesterly with the line between said two lots 191 feet, more or less to a point; thence northerly continuing with the line of said two lots, 48 feet to the northwest corner of lot 1; thence with the northerly margin of lots 1 and 2, westerly 30 feet to a point; which is the northeast corner of lot 3; thence southwesterly with the line between lots 2 and 3, 40 feet to a point; thence southerly continuing along the line between said two lots 171 feet more or less to the point of beginning.

Being the same property conveyed to B.H. Rowan and wife Alice B. Rowan by Fred C. Dance and wife Winnie Mae Dance by deed of record in Book 821, Page 489, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 10 day of January 19 77

Affiant

My commission expires: 10-28-80
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 104 Windsor Drive, Nashville, Tennessee
(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 Ben H. Rowan, II and William H. Rowan, Jr., 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* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Andrew D. Holt, III, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 4th *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben H. Rowan, II
Ben H. Rowan II

William H. Rowan, Jr.
William H. Rowan, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William P. Sutherland, a Notary Public in and for said County and State, Ben H. Rowan, II and William H. Rowan, Jr.

the within named 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 4 day of October, 19 77.

Commission expires WILLIAM P. SUTHERLAND Notary Public, State of Tenn. at Large (my commission expires 7-26-80)

Notary Public

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.....

SEP 20 77 CONV 49,500.00
SEP 20 77 S'TAX B* 128.70
SEP 20 77 PR'FEE B* .50
SEP 20 77 W'DEED B* 4.00 * 133.20

E 26875

IDENTIF. REFERENCE

SEP 20 10 17 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Ben H. Rowan II, et al

TO
~~Andrew D. Holt, III~~

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238