BOOK 5256 PAGE 893

FORM NO. WD-1

PREPARED BY:
A. [illegible] LLOYD, JR. ATTY.
[illegible] WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,550.

Margaret D. Gaddis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: 7-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret D. Gaddis (NAME)	Guaranty Mort. Co., (NAME)	103 - 4
4202 Nebraska, Ave., (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	191
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn (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, James M. Owens and wife, Deborah R. Owens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret D. Gaddis, her

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 the west 50 feet of Lot No. 64 on the Map of West End Annex, as of record in Book332, page 61, Register's Office for said County.

Said part of lot fronts 50 feet on the northerly side of Nebraska, Avenue, formerly Eighth Street, and runs back between parallel lines, 158.3 feet to an alley.

Being the same property conveyed to James M. Owens and wife, Deborah R. Owens by deed from James E. Davis and wife, De Aubrey P. Davis, of record in Book 4691, page 732, Register's Office for Davidson County, Tennessee.

The grantee herein assumes and agrees to pay the unpaid balance of a mortgage to Guaranty Mortgage Company, secured by a deed of trust of record in Book 4691, page 734, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 4202 Nebraska, Ave., Nashville, Tenn. 37209
(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 27th day of February, 1978

James M Owens
(James M. Owens)

Deborah R Owens
(Deborah R. Owens)

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Owens and wife, Deborah R. Owens

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 27th day of February 19 78.

Commission expires 7-28-81

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) acknowledged (themselves) (himself) 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

E 52297

IDENTIF. REFERENCE

FEB 27 11 20 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES M. OWENS, ET UX

TO
MARGARET D. GADDIS

File 7
A. Braden Floyd, Jr.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 27 78	CONV	27,550.00				
FEB 27 78	S'TAX		B*	71.50		
FEB 27 78	PR'FEE		B*	.50		
FEB 27 78	W'DEED		B*	4.00	*	76.00