File Bag 2

# WARRANTY DEED

BOOK 5259 PAGE 352

FROM BEN L. SOWERS and wife, HAZEL SOWERS

| | |
|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | JAMES M. GENTRY and wife, SHIRLEY ANN GENTRY<br>827 Apple Valley Road<br>MAdison, Tennessee 37115 |
| SEND TAX BILLS TO: | CHAMBERLAIN MORTGAGE COMPANY<br>Suite A, 295 Plus Park Boulevard<br>Nashville, Tennessee 37217 |
| PREPARED BY: | CLYDE PAUL HOLLAND, ATTORNEY<br>2016 Parkway Towers<br>Nashville, Tennessee 37219 |
| MAP-PARCEL NOS: | 33-15-15 |

E 53359 T IDENTIF. REFERENCE

MAR 6 10 58 AM '78 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,850.00 Affiant Ben L Sowers

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 1978 DATE

NOTARY PUBLIC

COMMISSION EXPIRES 8-1-81

AFFIX SEAL

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by James M. Gentry and wife, Shirley Ann Gentry, and other good and valuable considerations, receipt of which is hereby acknowledged.

| | | | | |
|---|---|---|---|---|
| MAR-6 78 | CONV | 36,850.00 | | |
| MAR-6 78 | S'TAX | B* | 95.68 | |
| MAR-6 78 | PR'FEE | B* | .50 | |
| MAR-6 78 | W'DEED | B* | 4.00 | * 100.18 |

BEN L. SOWERS and wife, HAZEL SOWERS,

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES M. GENTRY and wife, SHIRLEY ANN GENTRY, GRANTEES

..... their (his, her, its) heirs, successors 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. 187 on the Map of Primrose Acres Subdivision, Section II, of record in Book 2900, page 43, Register's Office for said County.

SAID Lot No. 187 fronts 115 feet on the northerly side of Apple Valley Road and extends back 370.8 feet on the westerly line and 351.6 feet on the easterly line to a dead line in the rear measuring 118 feet thereon.

BEING the same property conveyed to Ben L. Sowers and wife, Hazel Sowers by deed from Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., of record in Book 4000, page 838, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: (1) Restrictive covenants contained in instrument of record in Book 2965, page 520; amended by Book 3000, page 238, said Register's Office; (2) An owner's certificate contained in the Plan of record in Book 2900, page 43, said Register's Office, showing a 40 foot minimum building setback line from Apple Valley Road and a 10 foot easement for public utility purposes along the rear line of said lot; (3) A 20 foot drainage easement across the rear portion of premises as shown on said Plan.

unimproved ( )
This is improved ( X ) property, known as 827 (Number) Apple Valley Road (Street), Madison (City), Tennessee (State), 37115 (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, successors and assigns, forever.

AND WE do covenant with the said ..... 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 28th day of FEBRUARY, 19 78

Ben L. Sowers
BEN L. SOWERS

Hazel Sowers
HAZEL SOWERS

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

BEN L. SOWERS and wife, HAZEL SOWERS

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City), TENNESSEE (State)

this 28 day of FEBRUARY 19 78

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ..... ; COUNTY OF ..... } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ..... of the ..... a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

Commission Expires

Notary Public

(AFFIX SEAL)