VID B. HERBERT
Or...ey, Kelly & Herbert & Crawford
2...d Floor, L & C Tower
T...ville, Tennessee 37219

BOOK 5271 PAGE

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
95-2-76	Ivan G. Taylor Judy Taylor	Mercantile Mortgage Company P. O. Box 14569 St. Louis, Missouri 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
3DZ-41400	2204 June Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

APR 11 78 CONV 42,000.00
APR 11 78 S'TAX B* 109.20
APR 11 78 PR'FEE B* .50
APR 11 78 W'DEED B* 4.00 * 113.70

William Thomas Bowker and wife, Margaret Elizabeth Bowker hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ivan G. Taylor and wife, Judy Taylor

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for said County.

Said Lot No. 25 fronts 178 feet on the north side of June Drive and runs back between lines, measuring 130 feet on the east line and 187.8 feet on the west line, to a dead line in the rear measuring 50.2 feet thereon.

Being the same property conveyed to William Thomas Bowker and wife, Margaret Elizabeth Bowker, by deed from Howard Dillard Franklin and wife, Mildred A. Franklin, as of record in Book 2539, Page 323.

This conveyance is made subject to restrictions of record in Book 2271, Page 541, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of April , 19 78

William Thomas Bowker — Margaret Elizabeth Bowker

William Thomas Bowker

Margaret Elizabeth Bowker

BOOK 5271 PAGE 938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ~~the undersigned~~, a Notary Public in and for the State and County aforesaid, personally appeared the within named

~~William Thomas Bowker and wife, Margaret Elizabeth Bowker~~
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, the ~~7th~~ day of ~~April~~, 19~~78~~.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ ~~42,000.00~~ Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~7th~~ DAY OF ~~April~~, 19~~78~~

MY COMMISSION EXPIRES: ~~7-27-81~~ (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

William Thomas Bowker

Margaret Elizabeth Bowker

TO

Ivan O. Taylor

Judy Taylor

E 5 9 1 0 9

IDENTIF. REFERENCE

APR 11 12 38 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My