WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 1978.

Notary Public

MY COMMISSION EXPIRES: 7-4-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK R. KYLE et ux (NAME)	SAME (NAME)	Map 117-2
2409 Sterling Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 83
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(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, FREDERIC E. COWDEN, JR. and wife, ANN P. COWDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK R. KYLE and wife, JENNIFER J. KYLE

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. 3, Block 6 on the Plan of E.L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Sterling Road, at the common corner of Lots 3 and 4; thence northerly with a line between said two lots, 190 feet to the southerly line of Lot 5; thence with said line in a westerly direction 82.7 feet to the common corner of Lots Nos. 3, 5 and 21; thence with the most southeasterly line of Lot No. 21 in a southwesterly direction 21.3 feet to the common corner of Lots 2 and 3; thence southerly with the line between said two lots, 200 feet to the northerly margin of Sterling Road; thence with said Road, in an easterly direction 100 feet to the beginning.

BEING all the same property conveyed to Frederic E. Cowden, Jr. and wife, Ann P. Cowden by deed from Anderson Spickard and wife, Susan M. Spickard of record in Book 4592, page 842, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2409 Sterling Road (House Number) (Street) Nashville (P. O. Address) (City or Town) 37215 (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 23rd day of June, 1978

Frederic E. Cowden
FREDERIC E. COWDEN, JR.

Ann P. Cowden
ANN P. COWDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, the within named Frederic E. Cowden, Jr. and wife, Ann P. Cowden

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 23rd day of June, 19 78

Commission Expires 9-3-80 Carolyn Barnes Notary Public.

STATE OF
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 purpose 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 73073

IDENTIFICATION REFERENCE

JUN 26 10 01 AM '78

FELIX [illegible] REGISTER
DAVID[illegible]

JUN 26 78	CONV	84,500.00		
JUN 26 78	S'TAX		B* 219.70	
JUN 26 78	PR'FEE		B* .50	
JUN 26 78	W'DEED		B* 4.00	* 224.20

WARRANTY DEED

FROM
FREDERIC E. COWDEN, JR. and wife, ANN P. COWDEN

TO
FRANK R. KYLE and wife, JENNIFER J. KYLE

TITLE INSURED BY POLICY NUMBER:
43-013-23912F

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York