BOOK 5369 PAGE 361

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT H. SOWELL		1 & B Assessor a.E.
(NAME)	(NAME)	
1234 S. Dickerson Rd.	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)--- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

WE, WILLIAM PENKAVA and HUBERT BAKER, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT H. SOWELL, hereinafter called the GRANTEE, his

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 1, on the plan of J. O. Covington Resubdivision, of record in Plat Book 4350, page 10, Register's Office for said County, and described as follows:

BEGINNING at a point on the southerly margin of Dickerson Road, the same being the northeast corner of the resubdivision of J. O. Covington, a plat of record in Book 4350, page 10, Register's Office for said County; thence leaving Dickerson Road, along Sowell's west line, South 2° 00' W 200 feet to a point; thence South 58° 50' W 75 feet to a point; thence North 2° 00' E 200 feet to a point in the south margin of Dickerson Road; thence with the margin of same North 58° 34' E 75 feet to the point of beginning.

Being part of the same property conveyed to William Penkava, a 2/3 undivided interest, and Hubert L. Baker, a 1/3 undivided interest, by deed from Sam L. Tinnin and wife, Glenda F. Tinnin, of record in Book 4861, page 161, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 30 day of NOVEMBER 19 78

Affiant Robert H Sowell

My commission expires: 4-25-81 (Affix Seal)

Notary Public Howard M. Baker

This is improved XX unimproved ( ) property, known as ____ (House Number) Dickerson Rd. (Street), Goodlettsville 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 GRANTEE, his

(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* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 30 day of NOVEMBER, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Penkava

Hubert Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* WILLIAM PENKAVA and HUBERT BAKER

*the within named 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 Madison, Tennessee, *this* 30 *day of* November, *19* 78

Notary Public

Commission expires 4-26-81

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 .....

NOV30 78	CONV	15,000.00			
NOV30 78	S'TAX		B*	39.00	
NOV30 78	PR'FEE		B*	.50	
NOV30 78	W'DEED		B*	4.00	* 43.50

WARRANTY DEED

FROM
WILLIAM PENKAVA & HUBERT BAKER
TO
ROBERT H. SOWELL

F 0 2 5 9 1

IDENTIF. REFERENCE

Nov 30 10 53 AM '78

FELIX Z. PILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS