FILE BOX 4

BOOK 5386 PAGE 898 79-1-32
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Richard M Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 1979.

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD M. COWAN (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	27W-27320
1111 CAHAL AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	MAP: 72-14
NASHVILLE, TENN 37206 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP)	PAR: 6

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~~ I, BEATRICE M. JONES, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD M. COWAN, Unmarried

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 a part of Lot No. 6 on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Property of record in Book 332, Page 84, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Cahal Avenue at the corner of Lots Nos. 6 and 7; thence, with said Avenue, westwardly 36.7 feet to a point 56.3 feet east of the easterly margin of an alley; thence northwardly and parallel with the line between Lots Nos. 6 and 7, 97 feet; thence, westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence, with said alley, northwardly 163.7 feet to the southerly margin of another alley; thence with the last mentioned alley, eastwardly 8½ feet to the corner of Lots Nos. 6 and 7; thence, with the line between said two lots, southwardly 256 feet to the beginning.

BEING the same property conveyed to Beatrice M. Jones by deed from Pauline Davis, Lewis Davis, Russell Davis, Vernon Davis, Sadie Davis Waldrop, Linda Puckett Hurst and Richard Puckett, of record in Book 5280, Page 589, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 1111 Cahal Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (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 my hand this 17th day of JANUARY, 19 79

Beatrice M Jones
BEATRICE M. JONES

BOOK 5386 PAGE 899

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEATRICE M. JONES, Unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of JANUARY 1979.

Commission expires 11/7/79

Notary Public

STATE OF TENNESSEE
Davidson County

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

WARRANTY DEED

FROM
BEATRICE M. JONES HARRISON

TO
RICHARD M. COWAN

F. 1. 0 3 5 0

IDENTIF. REFERENCE

JAN 18 3 25 PM '79

FELIX J. WILSON ☒ REGISTER
DAVIDSON COUNTY, TENN.

JAN 18 79 CONV 23,500.00
JAN 18 79 S'TAX B* 61.50
JAN 18 79 PR'FEE B* .50
JAN 18 79 W'DEED B* 4.00 * 65.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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