861 06/21 129.30- CHECK

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 5453 PAGE 51

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

$48,000.00 Mildred C. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 79

Notary Public

MY COMMISSION EXPIRES: 6/24/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOSEPH D. JOHNSON, ATTORNEY, 2815 Lebanon Road, Nashville, Tennessee 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul E. Towery (NAME) | Mid-State Mortgage Corporation (NAME) | 3DZ 42604 |
| 2127 Dearborn Drive (STREET ADDRESS OR ROUTE NUMBER) | 2815 Lebanon Road, Suite 204 (STREET ADDRESS) | Map 84-13-22 |
| Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, Tn. 37214 (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, William L. James and David Charles James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. Towery and wife, Lynn Towery

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 Lot No. 97 on the Plan of Donelson Hills Subdivision, of record in Book 2331, page 22, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William L. James by deed of record in Book 5385, page 984, said Register's Office, and as heir of Mrs. William L. M. James, Sr. the widow of William M. James, Sr. deceased. Also being the same property conveyed to David Charles James as heir of the said Mrs. William L.M. James, Sr.

This instrument is executed on behalf of David Charles James by William L. James as his Attorney in Fact pursuant to a Power of Attorney which is being placed of record currently herewith.

Galbreath, Schneider, Zanetis,P.C. by its President Charles Galbreath hereby conveys any interest it may have in subject property.

This is { unimproved ( ) / improved (XX) } property, known as 2127 (House Number) Dearborn Drive (Street), Nashville, Tn. 37214 (P O Address) (City or Town) (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 15th day of June, 1979

William L. James

David Charles James

By William L. James
Attorney-in-Fact

Galbreath, Schneider, Zanetis, P.C.

BY: Charles Galbreath, President

STATE OF TENNESSEE
Davidson County

BOOK 5453 PAGE 52

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. James

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1979

Commission expires 6/24/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Galbreath and ____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and ____ respectively of the Galbreath, Schneider, Zanetis, P.C. the within named bargainor, a corporation, and that (he) as such President 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 Charles Galbreath as such President

Witness my hand and official seal at office at Nashville on this the 15th day of June, 1979.

My commission expires 6/24/80

Notary Public

WARRANTY DEED

FROM

TO

F-35658

IDENTIF. REFERENCE

JUN 21 8 48 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED WILLIAM L. JAMES WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF DAVID CHARLES JAMES AS HIS ATTORNEY IN FACT AS THE FREE ACT AND DEED OF THE WITHIN NAMED DAVID CHARLES JAMES.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 15th DAY OF JUNE, 1979.

Notary Public

My Commission expires: 6/24/80

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5453 PAGE 53

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 48000.00- CO<br>124.80 CO TX<br>.50 PRFEE<br>4.00 WDEED<br>CHECK 129.30- | |
| 08 | 1A | 06/21/79 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 35658

IDENTIF. REFERENCE T

JUN 21 8 48 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 691749