| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Stanley D. Lindsey (NAME) | Same (NAME) | 26W 7836 104-10-151.1 |
| 409 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 26W 7300 104-10-149 |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 26W 7838 104-10-151 |

## WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED SIXTY THOUSAND and NO/100---------- -----($260,000.00)---------- DOLLARS

of which a part has been paid in cash, and for the remainder the hereinafter named grantee has assumed and agreed to pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Harold Newton Lovvorn, Jr., and wife, Martha Noel Bowen Lovvorn to James E. Malone, Trustee, of record in Book 3826, page 455, Register's Office for Davidson County, Tennessee; we,

CAWTHON A. BOWEN, JR., and wife, MARTHA NOEL BOWEN

have bargained and sold, and by these presents do transfer and convey unto the said STANLEY D. LINDSEY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being two tracts of land, said Tract No. 1 is described as follows: BEING Lots No. 116, 150, the westerly 20 feet of Lot No. 151, and part of Lot No. 157 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, as follows: BEGINNING at the southeast intersection of Fairfax Avenue and 33rd Avenue, South; thence with the southerly margin of Fairfax Avenue, easterly 170 feet to the northwest corner of the property conveyed to Harold W. Fildey and wife, of record in Book 4122, page 242, said Register's Office; thence with said Fildey's westerly line southerly 192 feet and continuing with said Fildey's westerly line southwesterly 89.4 feet, more or less, to the northeast corner of Lot No. 1, on the plan of R. W. Grizzard's Subdivision, of record in Book 3500, page 97, said Register's Office; thence with said Lot No. 1, South 71° 50' west 176.5 feet to the easterly margin of 33rd Avenue, South; thence, with the same around a curve in a northerly direction 360 feet, more or less, to the beginning.

BEING the same property conveyed to Cawthon Bowen, Jr., and wife, Martha Noel Bowen, by three deeds: one from William H. Wemyss and wife, Ellen S. Wemyss of record in Book 1235, page 146, said Register's Office; one from R. W. Grizzard and wife, Gertrude W. Grizzard and C. M. Hunt and wife, Margaret S. Hunt of record in Book 1511, page 233, said Register's Office, and the other from R. W. Grizzard and wife, Gertrude W. Grizzard of record in Book 1938, page 382, Register's Office for Davidson County, Tennessee.

TRACT NO. 2 is described as follows:

BEING Lot No. 1 on the Plan of Section One, Dr. R. W. Grizzards Subdivision of part of Resubdivision of Lot No. 157, of record in Book 3500, page 97, said Register's Office.

SAID Lot No. 1 fronts 70 feet on the easterly side of 33rd Avenue, South, as widened, and runs back between lines, 154 feet on the southerly line and 171.5 feet on the northerly line, to a dead line in the rear on which it measures 33 feet.

BEING the same property conveyed to Martha Noel Bowen by deed from Martha Noel Bowen Lovvorn of record in Book 4790, page 631, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 409 Fairfax Avenue, Nashville, Tennessee.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 2nd day of July, 19 79.

Cawthon A. Bowen, Jr.

Martha Noel Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5459 PAGE 359

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAWTHON A. BOWEN, JR., and wife, MARTHA NOEL BOWEN

the bargainor, 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 2nd day of July, 19 79.

My commission expires 1-18-82 Notary Public Hugh C Howser Jr

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 260,000.00 This is equal to or greater than the property would bring at a ~~fair and~~ voluntary sale.

Stanley D. Lindsey

Sworn to and subscribed before me this 2nd day of July, 19 79.

My commission expires 1-18-82 Notary Public Hugh C Howser Jr

| This instrument was prepared by: | |
|---|---|
| HOWSER, THOMAS, SUMMERS, BINKLEY & ARCHER, Attys., Court Square Building, Nashville, Tn. | |
| Name | Address |

F-37982

WARRANTY DEED

FROM CAWTHON A. BOWEN, JR., ET UX

TO STANLEY D. LINDSEY

IDENTIF. REFERENCE

JUL 3 9 19 AM '79

FELIX Z. ELSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 41

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 5459 PAGE 360

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 260000.00- CO | |
| | | | 676.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 692.50- |
| 3799 | A07/03/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.37982

IDENTIF. REFERENCE

JUL 3 9 19 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 694602