This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5457 PAGE 123

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles P. Owens and wife, Patty A. Owens	First Tennessee Bank N. A. Memphis	53-9-28
(NAME)	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Charles P. Owens and wife, Patty A. Owens and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Terry R. Black and wife, Virginia M. Black

have this day bargained and sold, and do hereby transfer and convey unto the said Charles P. Owens and wife, Patty A. Owens

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 102 on the Plan of Sequoia Valley, Section 3, of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee.
Said Lot No. 102 fronts 95 feet on the easterly margin of Cheyenne Boulevard and extends back 239.7 feet on the northerly line and 240.1 feet on the southerly line to a dead line in the rear, measuring 95 feet thereon.

Being the same property conveyed to Terry R. Black and wife, Virginia M. Black by deed from C. E. Riat and wife, Mary Riat of record in Book 4738, page 219, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, anchor easement, 30-foot minimum building setback line from Cheyenne Boulevard, and conditions of Owner's Certificate of record in Book 4460, page 83, said Register's Office; and restrictive covenants of record in Book 4598, page 384, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 13th day of July, 19 79

Affiant: Charles P. Owens

My commission expires: 8-12-81 (Affix Seal)

Notary Public: Doris G. Moran

This is improved (X) unimproved ( ) property, known as 1313 Cheyenne Boulevard, Madison, Tennessee 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 13th *day of* July, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Terry R Black
Terry R. Black

Virginia M. Black
Virginia M. Black

BOOK 5457 PAGE 124

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Terry R. Black and wife, Virginia M. Black

*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 Nashville, Tennessee
this 13th *day of* July, *19*79.

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 .....

F.40771

IDENTIF. REFERENCE

JUL 18 1 37 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Terry R. Black and wife,
Virginia M. Black

TO
Charles P. Owens and wife,
Patty A. Owens

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5467 PAGE 125

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
			59500.00- CO	
			154.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 161.20-	
7286A	07/18/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40771

IDENTIF. REFERENCE

JUL 18 1 37 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697993