7413 07/19 70.20- CHECK

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

Dale Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 79

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale Fox (NAME)	SAME (NAME)	15DZ 53445
125 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	73-1
North Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	113

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, SARAH BOWEN POTTS and JERE E. BOWEN, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DALE FOX and ROBERT E. PAYNE

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:

LAND in the 11th Civil District of Davidson County, Tennessee being Lot No. 49 on the unrecorded Plan of Happy Valley Subdivision as shown on the plan made by Z.J. Wilkinson, Surveyor, September 2nd, 1945, and described as follows:

BEGINNING at a point on the southerly margin of Bobby Avenue the common corner of Lots 48 and 49; thence with the line between said lots southeasterly 140 feet to a point; thence northeasterly 75 feet to the common corner of Lots 49 and 50; thence with the line between said lots northwesterly 140 feet to the southerly margin of Bobby Avenue; thence with the margin of said Avenue, southwesterly 75 feet to the beginning.

BEING the same property conveyed to Nell Bowen, a widow, by deed from Allman Harris and wife, Dorothy Jean Harris of record in Book 3896, page 839, Register's Office for Davidson County, Tennessee and devised to Sarah Bowen Potts and Jere E. Bowen, Jr. under the will of Mrs. Nell Hawkins (formerly Bowen), of record in Will Book 127, page 69, Office of the County Court Clerk for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2732 (House Number) Bobby Avenue, (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37216 (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 hands this 16th day of July, 19 79

Sarah Bowen Potts
Sarah Bowen Potts

Jere E. Bowen, Jr.
Jere E. Bowen, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Bowen Potts and Jere E. Bowen, Jr.

the 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 16th day of July 19 79

Commission expires 1-18-82

Notary Public

STATE OF TENNESSEE
Davidson County

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

SARAH BOWEN POTTS and

JERE E. BOWEN, JR.

TO

DALE FOX and

ROBERT E. PAYNE

F: 40894

IDENTIF. REFERENCE

JUL 19 9 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ROW 1, BOX 8, (R)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

[redacted]

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

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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
			24500.00- CO 63.70 CO TX .50 PRFE 6.00 WDELD CHECK 70.20- 7418A07/19/79 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 40894

T
IDENTIF. REFERENCE

Jul 19 9 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698120