10 Ex. H.S.S.C-N.

Floor, L & C Tower
Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Gary L. Bowers Karen M. Bowers	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 3317 Timber Trail	LOAN OR ACCOUNT NO. 019172-0 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 5483 PAGE 508

Randall Phillips Builders, Inc.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gary L. Bowers and wife, Karen M. Bowers

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennesse, being Lot No. 53 on the Plan of The Country, Section Three, as of record in Book 5200, Page 44, Register's Office for said County.

Said Lot No. 53 fronts 72.00 feet on the easterly margin of Timber Trail and extends back 125.00 feet on the northerly line and 136.71 feet on the southerly line, to a line in the rear measuring 101.63 feet.

Being part of the property conveyed to Philhall Corp. and Randall Phillips Builders, Inc., by deed from Robert Leland Henley and wife, as of record in Book 4634, page 352, the said Philhall Corp., having since quitclaimed all of its right, title and interet in said property to Randall Phillips Builders, Inc., as of record in Book 5435, page 451.

This conveyance is made subject to restrictions of record in Book 5281, Page 813.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of August , 19 79

Randall Phillips Builders, Inc.
BY:

STATE OF TENNESSEE

BOOK 5483 PAGE 509

COUNTY OF DAVIDSON -64- CHECK

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

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF _____

COUNTY OF _____

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

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1979

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

F 46690

IDENTIF. REFERENCE

AUG 16 3 05 PM '79

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Gary L. Bowers
Karen M. Bowers

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ~~the undersigned~~ _____, a Notary Public in and for the State and County aforesaid, personally appeared CHARLES S WELLS and _____ with whom I am personally acquainted, and who upon oath acknowledged ~~himself~~ to be the VICE PRESIDENT and _____, ~~respectively~~, of ~~Randall Phillips Builders, Inc.~~, a corporation, the bargainor, and that he, as such VICE PRESIDENT and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said CHARLES S WELLS as such VICE PRESIDENT ~~and attesting the same by the said _____ as such _____~~

Witness my hand and official seal at ~~Nashville,~~ _____, Tennessee, this, the 14th day of August, 1979.

My commission expires: 7-27-81 Notary Public

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

BOOK 5483 PAGE 510

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
			56900.00- CO	
			153.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 159.64-	
4867A	08/16/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 46690

IDENTIF. REFERENCE

AUG 16 3 05 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705357