MAIL TO:

8197 01/21 71.50- CHECK
Buford Fridge
1200 Fidelity Fed. Bldg.
Nashville, TN 37219

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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 $ 25000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1980.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) July 17, 1983

THIS INSTRUMENT WAS PREPARED BY
Carter G. Baker, 3708 Richland Avenue, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Baker, Trustee (NAME)	Same (NAME)	22W-12465
1005 Montrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 118-01
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 210

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~~, I, Elizabeth B. McGowan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carter G. Baker, Trustee

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 Davidson County, Tennessee, being Lot No. 138 and the easterly one-half of Lot No. 137 on the Map of Montrose Place, as of record in Book 57, page 93, Register's Office for said County, as follows:

Said Lot No. 138 and the easterly one-half of Lot No. 137 fronts together 75 feet on the southerly side of Montrose Avenue and extends back 166.5 feet on the westerly line and 168.7 feet on the easterly line to an alley, measuring 75 feet thereon.

Being the same property conveyed to Sam J. McGowan and wife, Elizabeth B. McGowan, by deed from Thomas C. Jones and wife, Kathleen H. Jones, of record in Book 4752, page 648, Register's Office for Davidson County, Tennessee. The said Sam J. McGowan having since died.

This is unimproved ( ) improved (X) property, known as 1005 Montrose Avenue, Nashville, Tennessee 37204
(House Number) (Street) (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 my hand this 16th day of January, 1980

Virginia R. Murray
WITNESS

Elizabeth B. McGowan
ELIZABETH B. MC GOWAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, BUFORD G. FROGGE, a Notary Public in and for said County and State, the within named Elizabeth B. McGowan

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of January 1980

My Commission Expires July 17, 1983

Commission expires

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

Elizabeth B. McGowan

TO

Carter Baker, Trustee

F 72956

IDENTIF. REFERENCE

JAN 21 8 41 AM '80

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

25000.00- CO
65.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
B197A01/21/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F72956

IDENTIF. REFERENCE

JAN 21 8 41 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 737676