This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
446, 05/20 243.36- CHECK

WARRANTY DEED

BOOK 5604 PAGE 825

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Hartenbower and wife, Bonnie Hartenbower	Loan Guaranty Officer	46-7-4
(NAME)	(NAME) Veterans Administration Regional Office	
712 Sills Court	110 9th Avenue South	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220	Nashville, Tennessee 37203	
(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 James E. Hartenbower and wife, Bonnie Hartenbower and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James E. Hartenbower and wife, Bonnie Hartenbower have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $72,000.00, secured by deed of trust of record in Book 5321, page 716, Register's Office for Davidson County, Tennessee,

We, Russell B. Bowden and wife, Tommye Clare Bowden

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Hartenbower and wife, Bonnie Hartenbower *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Located in Nashville, County of Davidson, and State of Tennessee, to wit:
Land in the City of Oak Hill, Davidson County, Tennessee, being Lot No. 4 on the Plan of Creighton Meadows, as of record in Book 2854, page 48, Register's Office for said County.
Beginning on the southwesterly margin of Sills Drive at the corner of Lots 4 and 5; thence with the line between said two lots, southwesterly 219.65 feet; thence north 2 deg. east 309.80 feet; thence south 87 deg. 57' east 61.4 feet to the corner of Lots 3 and 4; thence with the line between said two lots, southeasterly 247.83 feet to the northwesterly margin of Sills Drive; thence with the same and around a slight curve southwesterly 58.87 feet to the beginning.

Being the same property conveyed to Russell B. Bowden and wife, Tommye Clare Bowden by deed from Administrator of Veterans' Affairs, of record in Book 5321, page 714, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, anchor easement, 75-foot building setback line from Sills Drive and conditions of Owner's Certificate, as shown on Plan of record in Book 2854, page 48, said Register's Office; and restrictive covenants, of record in Book 2908, page 183, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 91,141.12

Subscribed and sworn to before me, this the 21st day of May 19 80

Affiant

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

Notary Public Doris E. Moran

unimproved ( )
This is improved (X) property, known as 712 Sills Court, Nashville, Tennessee 37220
(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 1980 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 21st *day of* May, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Russell B. Bowden

Tommye Clare Bowden

Tommye Clare Bowden

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran *a Notary Public in and for said County and State,* Russell B. Bowden and wife, Tommye Clare Bowden

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* 21st *day of* May, *19* 80

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

B-23827S

WARRANTY DEED

FROM

Russell B. Bowden and wife,
Tommye Clare Bowden

TO

James E. Hartenbower and wife,
Bonnie Hartenbower

F 90493

IDENTIF. REFERENCE

MAY 22 11 24 AM '80

FELIX A. JACKSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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 5604 PAGE 827

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
			91141.12-	CO
			236.86	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	243.36-
0446A05/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F90493

IDENTIFICATION REFERENCE

MAY 22 11 24 AM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 759081