948 07/22 143.26- CHECK

BOOK 5627 PAGE 405 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$52561.35

Early W. McGowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1980

Dave W. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Early W.&Catherine McGowan	The Lomas & Nettleton Company	162-9-4
(NAME) 320 Cedarmont Drive	(NAME) P. O. Box 1056	5DU-32208
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37211	(STREET ADDRESS) Virginia Beach, Va. 23451	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Gregory F. Ebert, Jr. and wife, Jerri E. Ebert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Early W. McGowan and wife, Catherine L. McGowan as tenants by the entirety

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:

BEING Lot No. 67 on the Revised Plan of Cedarwood Estates, Section 1, of record in Plat Book 4675, pages 62 and 63, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Gregory F. Ebert, Jr. and wife, Jerri E. Ebert by deed from Cheek & Jones, Inc. of record in Book 4884, page 198, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand, receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated January 24, 1975, and filed for record Jan 28 1975, in the Office of the recorder of deeds of Davidson County, Tennessee, in Book 4884, page 200, and note of even date thereby secured, in the original principal amount of $34,500.00 payable to Hamilton Mortgage Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Gregory F. Ebert, Jr. and wife, Jerri E. Ebert under the terms of the instruments creating the loan toindemnify the Veterans Administration to the extent of any claim payment arising from the Guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 4753, page 683, and such easements and setback lines of record in Plat Book 4675, pages 62 and 63, said Registers' Office.

This is unimproved ( ) improved (XX) property, known as 320 Cedarmont Drive (House Number) (Street) Nashville, Tn. 37211 (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 our hands this 27th day of June, 19 80

Gregory F. Ebert, Jr.

Jerri E. Ebert

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Gregory F. Ebert, Jr. and wife, Jerri E. Ebert

the bargainors, 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 27th day of June 1980.

Commission expires 7/19/81

Gene W. Floyd
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

Gregory F. Ebert, Jr. and wife,

Jerri E. Ebert

TO

Early W. McGowan and wife,

Catherine L. McGowan

F. 9 8 6 1. 7

IDENTIF. REFERENCE

JUL 22 10 38 AM '80

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			52561.38- CO	
			136.76 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 143.26-	
0940A	07/22/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 98617

T
IDENTIF. REFERENCE

JUL '22 10 38 AM '80

No. 769193