BOOK 5669 PAGE 49

Map 51-3 Parcel 65
Field Bk. No. 11D-14330

SEND TAX BILLS TO:

James R. McDowell
Lakeview Apts. E-39
Hendersonville, Tenn. 37075

This Instrument was Prepared
CHARLES H. BEATY
Attorney-At-Law
Public Square
GALLATIN, TENNESSEE

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, JAMES W. McDOWELL, have this day bargained and sold and by these presents do hereby transfer and convey unto JAMES R. McDOWELL, his heirs and assigns, forever, the following described tract or parcel of land, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for said County.
>
> SAID Lot No. 20 fronts 105.3 feet on the easterly side of Vantrease Road and runs back 193 feet on the northerly line and 138 feet on the southerly line to a dead line, measuring 127.5 feet thereon.
>
> BEING the property conveyed to James W. McDowell and wife, Marjorie H. McDowell by deed dated 5/20/58 from John Kenton Edgington and wife, Mary Bell Edgington, of record in Deed Book 2749, Page 315, Register's Office of Davidson County, Tennessee. For further reference, see Deed Book 5645, Page 82, said Register's Office. THE SAID MARJORIE H. McDOWELL DIED ON OR ABOUT April 7, 1980.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said JAMES R. McDOWELL, his heirs and assigns, in fee simple, forever.

AND I DO COVENANT with the said GRANTEE that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrances whatsoever, EXCEPT for applicable zoning and building regulations, all visible easements,

restrictions and limitations of record, and real estate taxes.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 22nd day of October, 1980.

James W. McDowell
JAMES W. McDOWELL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, JAMES W. McDOWELL, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 22nd day of October, 1980.

H. L. J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/83.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 9,364.30

James R. McDowell
AFFIANT

SUBSCRIBED and sworn to before me this the 22nd day of October, 1980.

H. L. J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/83.

FILED FOR RECORD
OCT 24 9 18 AM '80
FLOYD W. ANDERSON, JR.

IDENTIF. REFERENCE

G.I.41.82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5669 PAGE 51

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
			9264.20- CO	
			24.18 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	30.68-
0359A	10/24/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.4.1-82

IDENTIF. REFERENCE

OCT '24 9 18 AM '80

FELIX Z. WILSON
REGISTER

No. 787945