THIS INSTRUMENT PREPARED BY

WALTER M. ROWLETTE
RT1 Box 492
HENDERSONVILLE, TN 37075

Map 82-9 Par 203

WARRANTY DEED FORM 20 (REV. 4-69)

For and in Consideration of the sum of $6,600.00 BOOK 5696 PAGE 23

Six Thousand Six Hundred and no/100 ---------- **Dollars**

ADDress of new Owner
AND tax bills

WALTER M. ROWLETTE
RT 2 Box 492
HENDERSONVILLE, TENN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31st DAY OF Dec 1980.
Deputy Register

LINDA J. BUCKLASON

have bargained and sold, and by these presents do transfer and convey unto the said

Walter M. Rowlette **heirs and assigns. a certain tract**

or parcel of land in Davidson **County, State of Tennessee, as follows:**

Land in Davidson County, Tennessee, being the southerly 45 feet 2 inches of the easterly part of Lot No. 18 on the plan of D.T. McGavock's Addition, as of record in Book 10, pages 606 to 609 inclusive, Register's Office for said county.

Said part of Lot No. 18 fronts 45 feet 2 inches on the westerly side of Third Avenue North, formerly College Street, and runs back between parallel lines 177.4 feet, more or less, to an alley.

Being the same property conveyed to Automatic Heating & Air Conditioning Co., Inc., by deed from Hiram R. Gill and wife, Susie F. Gill and son, Thomas R. Gill, and wife Cora C. Gill, of the record in Book 4153, page 795, Register's Office of Davidson County, Tennessee.

This is improved property, known as 1325 Third Avenue, North, Nashville, Tennessee.

62388

IDENTIF. REFERENCE

DEC 31 12 48 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

[illegible]

12/31 26.66 - CHECK

BOOK 5696 PAGE 24

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Walter M. Rowlette

heirs and assigns, forever. And we do covenant with the said Walter M. Rowlette that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, heirs and representatives, to warrant and forever defend the title to said land to the said Walter M. Rowlette heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness hand, this 1st day of December, 1980

Linda J. Bullock

.....

.....

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

BOOK 5696 PAGE 25

STATE OF TENNESSEE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 6,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

.....
Affiant

Subscribed and sworn to before me, this the.....day of....., 19.....

.....
Notary Public

My commission expires.....

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named Linda J. Burlason

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 1st day of December, 19 82

My Commission Expires April 18, 1982 Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5696 PAGE 26

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
			6600.00- CO	
			17.16 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	26.66-
			2893A12/31/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.3.8.5 6

IDENTIF. REFERENCE

Dec 31 12 48 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 800069