File 50

FORM NO. WD-1

BOOK 6106 PAGE 684

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

A. Murray Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 83.

Notary Public

MY COMMISSION EXPIRES: 2-20-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney, Suite 200, Realtors Bldg., 306 Gay St., Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Murray Rose (NAME)	Eagle Mortgage and Investment Co. (NAME)	15DZ 35580
4019 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 13013 (STREET ADDRESS)	Map 62-13
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	Par 107

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, JAMES B. FOWLKES and wife, NELLIE F. FOWLKES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. MURRAY ROSE and wife, DENISE B. ROSE

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. 3 on the plan of Moss Rose Heights Subdivision, Section No. 2, Extended, of record in Book 1424, page 109, Register's Office for said County.

SAID Lot No. 3 fronts 100 feet on the southwesterly margin of Moss Rose Drive and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to James B. Fowlkes and wife, Nellie F. Fowlkes by Quitclaim Deed from Kenneth P. Ezell, Jr., Trustee, of record in Book 5947, page 153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth on the above referenced plan of record.

H 6 4 0 5 0

IDENTIF. REFERENCE

AUG 1 12 32 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 4019 Moss Rose Drive, Nashville, Tennessee 37216
(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 our hands this 29th day of July, 19 83

James B. Fowlkes
James B. Fowlkes

Nellie F. Fowlkes
Nellie F. Fowlkes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. FOWLKES and wife, NELLIE F. FOWLKES

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 29th day of July 1983.

Commission expires 2-1-86 Louise N. Floyd
Notary Public

*or proved to me on the basis of satisfactory evidence

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

JAMES B. FOWLKES ET UX

TO

A. MURRAY ROSE ET UX

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

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
			73500.00- CO	
			191.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	197.60-
6197A08/01/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6405.0

IDENTIF. REFERENCE

AUG 1 12 32 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 967815