This instrument prepared by Berry/Broemm, Attorneys, 333 Gallatin Road S., Madison, Tn. 37115

William T. Berry, Atty.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lillian C. Starks	same	44.
(NAME)	(NAME)	
P.O. Box 22424		10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37202		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6574 PAGE 464

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, JAMES C. BOWEN, a widower

have this day bargained and sold, and do hereby transfer and convey unto the said

LILLIAN C. STARKS

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

(SEE EXHIBIT "A", ATTACHED)

J 10 4 0 9

TAX REFERENCE

JUN 5 2 01 PM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 5th day of June 1985

My commission expires: 7-17-88 (Affix Seal)

Affiant: Lillian C. Starks

Notary Public: William T. Berry

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

LILLIAN C. STARKS

her *(successors),*

heirs and assigns forever. I *covenant that* I am *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 1985 taxes which are prorated and assumed by grantee

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* LILLIAN C. STARKS, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 5th *day of* June 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. Bowen

JAMES C. BOWEN

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James C. Bowen, a widower

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 5th *day of* June, *19* 85

William T. Barker
Notary Public

Commission expires 7-17-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

WARRANTY DEED

FROM

JAMES C. BOWEN, a widower

TO

LILLIAN C. STARKS

G50064

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

"EXHIBIT A"

Land in the Forth Civil District of Davidson County, Tennessee according to a survey by John D. McCormick, Surveyor dated October 13, 1973 and described as follows:

Beginning at a point in the southeasterly margin of Claudia Drive at a point where said Drive intersects with the northeasterly corner of the tract herein conveyed; thence South 40 deg. 44' E. 43.6 feet to an iron pin; thence S. 40 deg. 44' E. 368.4 feet to a monument on the southeasterly corner of the tract herein conveyed; thence S. 35 deg. 09' West 677.6 feet to an iron pin corner to an 11.5 acre tract described on the above survey and of record in Book 4761, page 634, Register's Office for Davidson County; thence with the line of said tract N. 34 deg. 09' West 433.7 feet to an iron pin; thence N. 34 deg. 09' West 25.7 feet to a point in the center of Claudia Drive as described in Book 4763, page 743 Register's Office for Davidson County; thence with the center of Claudia Drive N. 41 deg. 56' W. 609.5 feet to the point of beginning, and containing 5.58 acres more or less, according to the aforementioned survey.

Being part of the same property conveyed to James C. Bowen and wife, Bonnie J. Bowen, by deed from Martin R. Jones and wife, Christine S. Jones of record in Book 3163, page 321, Register's Office for Davidson County, Tennessee. Bonnie J. Bowen is now deceased.

Included in the above description but specifically excluded from the property herein conveyed is that right of way easement conveyed to Crandall in Book 4763, page 743, Register's Office for Davidson County and described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and a 12.1 acre tract purchased from Grantors by John L. Crandall in separate deeds. This strip of land is described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also being the northwest corner of the within described land; thence North 40 degrees 44 minutes West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally south with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 degrees 05 minutes East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 degrees 56 minutes West 529.5 feet to an iron pin in the northerly line of a

"EXHIBIT A"

12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46 degrees 28 minutes East 25.03 feet to a point; thence South 34 degrees 09 minutes East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 degrees 56 minutes East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron
pin; thence North 26 degrees 05 minutes West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6574 PAGE 468

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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 64.50-
4941A06/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 0 4 0 9

IDENTIF. REFERENCE

JUN 5 2 01 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 141447