RETURN TO: File Box 25
Third National Bank - Home Equity Loans

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Joseph H. Dowell	Same	Map 130-3
(NAME)	(NAME)	
626 Royal Oaks Place		Parcel 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		FB # BM 08119
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6648 PAGE 378

WARRANTY DEED

For and in consideration of the sum of --------TEN AND NO/100----------
----------($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, JAMES FRED TURNER AND WIFE, NANCY G. TURNER,

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH H. DOWELL, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of the Re-Subdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the easterly side of Royal Oaks Place and runs back 226.3 feet on the northerly line and 226.8 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to James Fred Turner and wife, Nancy G. Turner, by warranty deed from Elmer L. Cooke and wife, Nelle Cooke, of record in Book 3618, page 377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of the Re-Subdivision of Royal Oaks, Section "A", of record in Plat Book 1424, page 55, Register's Office for said County, as may affect the premises; and further to restrictions contained in instrument of record in Book 1851, page 381, said Register's Office; and to easement of record in Book 5787, page 320, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 626 Royal Oaks Place (House Number) (Street)
Nashville, Tennessee 37205 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 4th day of September, 19 85.

James Fred Turner — Nancy G. Turner

James Fred Turner

Nancy G. Turner

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

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County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said county, James Fred Turner and wife, Nancy G. Turner

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 4th day of September, 19 85

NOTARY PUBLIC

My commission expires:

5/14/86

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 139,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

X Joseph H. Dowell

Sworn to and subscribed before me

this 4th day of September, 1985.

My commission expires 5/14/86 Notary Public

This instrument was prepared by: Brenda Franks Hale

HALE & HALE, ATTORNEYS, 312 FIRST TENNESSEE BANK BLDG., FRANKLIN, TN 37064

Name Address

WARRANTY DEED

FROM

JAMES FRED TURNER AND WIFE

TO

NANCY G. TURNER

JOSEPH H. DOWELL

IDENTIFICATION REFERENCE

34087

SEP 5 1 50 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6648 PAGE 380

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

139900.00- CAMT.
363.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 370.24-
405|A09/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 0 8 7

IDENTIFICATION REFERENCE

SEP 5 | 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169852