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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie J. McGowan (NAME)	SAME (NAME)	[illegible]
3346 Ezell Road (STREET ADDRESS OR ROUTE NUMBER)	[illegible] (STREET ADDRESS)	[illegible]
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	[illegible]

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, B.D. Stratton and wife, Mary P. Goff Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnnie J. McGowan and wife, Josephine S. McGowan

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:

Being Lot No. 102 on the Plan of Cherokee Hills, Section I, as of record in Book 3106, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 150 feet on the easterly side of Ezell Road, formerly Bakertown Road, and extends back 125.6 feet on the north line and 175 feet on the south line, to a dead line in the rear on which it measures 153 feet.

Being the same property conveyed to Mary H. Goff by deed from James L. Curtis, Trustee of record in Book 5879, Page 352, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3375, page 381 said Register's Office.

This conveyance is subject to any and all existing easements of record.

20386

IDENTIFICATION

Jul 15 10 07 AM '86

[illegible]

This is unimproved ( ) improved (X) property, known as 3346 Ezell Road, Nashville, TN. 3721,
(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 their hand s this 11th day of July, 19 86

B.D. Stratton

Mary P. Goff Stratton

STATE OF TENNESSEE
~~Davidson~~ Williamson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B.D. Stratton and wife, Mary P. Goff Stratton

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 Brentwood, Tennessee, this 11th day of July 19 86.

Commission expires 1-10-87

N. Eddie Montgomery
Notary Public

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 B.D. Stratton and wife, Mary P. Goff Stratton

TO Johnnie J. McGowan and wife, Josephine S. McGowan

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 190
BRENTWOOD, TN 37027

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			58750.00- CO TX	
			164.36 CO TX	
			.50 PRFEE	
			6.00 WD FEE	
			CHECK 170.36-	
			7075A07/15/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20386

IDENTIFICATION REFERENCE

JUL 15 10 07 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 270453