File 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO (NO MORTGAGEE)	MAP-PARCEL NUMBERS:
ALLEN MORGAN (NAME)	SAME (NAME)	14W 9140
1206 CEDAR LANE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	94-9-64
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7012 PAGE 792

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS

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

I, CLARENCE C. McGOWAN and wife, SARAH M. McGOWAN,

have bargained and sold, and by these presents do transfer and convey unto the said ALLEN MORGAN, JERRY BOWMAN and RONNIE SANDERS; each owning a one-third undivided interest;

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

LAND lying and Being Lot No. 2 on Mr. Fred Walker's Re-Subdivision of part of Lots 11-12 of Block "L" as shown on the Plan of the HERMITAGE ADDITION TO NASHVILLE, as of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, and of record in Book 4885, page 151, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Clarence C. McGowan by Quitclaim Deed from Kirk C. Waite, Trustee, of record in Book 5295, page 416, Register's Office for Davidson County, Tennessee.

**Sarah M. McGowan, wife, of Clarence C. McGowan, joins in this deed to convey any interest she may have in said property by virtue of marriage to Clarence C. McGowan.

54030

IDENTIFICATION

Oct 17 12 31 PM '86

unimproved ( )
This is improved (XX) property, known as 327 Hermitage Avenue (House Number) (Street)
Nashville, TN 37210 (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 7th day of August, 19 86.

Clarence C. McGowan
CLARENCE C. McGOWAN

Sarah M. McGowan
SARAH M. McGOWAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence C. McGowan and wife, Sarah M. McGowan

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 Madison, Tennessee, this 7th day of August, 1986.

My commission expires 7-17-88 Notary Public Joyce Boehue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 7th day of August, 1986.

My commission expires 7-17-88 Notary Public Joyce Boehue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM

CLARENCE C. McGOWAN

TO

ALLEN MORGAN

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7012 PAGE 794

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
			650[illegible]. C- CA IT.	
			198.00 STAX	
			.50 [illegible]	
			6.00 MORT	
			[illegible] 154.50	
			[illegible] .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54030

IDENTIFICATION

Oct 17 12 31 PM '86

No. 01744