3717
430777-9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

John A. Bowden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF March, 19 87

Notary Public

MY COMMISSION EXPIRES: July 10, 1990
(AFFIX SEAL)

MORTGAGEE:
Tennessee Housing
Development Agency
401 Union Street
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey and Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Bowden (NAME)	Fidelity Federal Savings & Loan (NAME)	59-15-93
717 Vanderhorst Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	13DA-34690
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Thomas Talley, Jr. and wife, Ella M. Talley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Bowden and wife, Verstine ~~B.~~ Bowden JABE. U.E.B.

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. 97 on the Plan of Haynes Manor, Section One, as of record in Book 3600, page 85, said Register's Office.

Said Lot No. 97 fronts 135.0 feet on the southerly margin of Vanderhorst Drive and runs back between parallel lines 135.0 feet to a line in the rear which measures 135.0 feet thereon.

Being the same property conveyed to Thomas Talley, Jr. and wife, Ella M. Talley, by deed from Florence Bond Brown, unmarried as of record in Book 6343, page 979, said Register's Office.

10251

IDENTIFICATION REFERENCE

APR 1 2 39 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 717 Vanderhorst Drive, Nashville, Tennessee 37207
(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 31st day of March, 19 87

Thomas Talley, Jr. — Ella M. Talley

Thomas Talley, Jr.

Ella M. Talley

STATE OF TENNESSEE
Davidson County

PAGE 133 PAGE 933

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Talley, Jr. and wife, Ella M. Talley

the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1987.

Commission Expires July 10, 1990

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Thomas Talley, Jr. and wife, Ella M. Talley

TO
John A. Bowden and wife, Verstine B. Bowden

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7188 PAGE 934

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
			480[illegible].[illegible]0- RAMT 134.40 RSTAX .50 PRFEE 6.00 MOTX CHECK 140.90- .00	

9:68A04/01/87 PAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1025 I.

IDENTIFI REFERENCE

APR 1 2 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64130