THIS INSTRUMENT PREPARED BY: Mail

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7241 PAGE 38

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sidney D. Fowler | First Tennessee Bank | MAP 105-14 |
| (NAME) | (NAME) | |
| 800 Bradford Avenue | P.O. Box 1000 Department 47 | PARCEL 37 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37204 | Memphis, Tennessee 38148 | 22W-05605 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* SEVENTY THOUSAND FIVE HUNDRED AND 00/100---------- *Dollars.*

IDENTIFICATION REFERENCE 2.7.407

MAY 19 1 42 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Trasbin L. Stoner and Ben Anderson Allen, unmarried men

*have this day bargained and sold, and do hereby transfer and convey unto the said* Sidney D. Fowler, unmarried

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

BEING part of Lot No. 96 on the Map of Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the South margin of Glen Avenue, at the corner of Lots Nos. 95 and 96, formerly McCrackin's northeast corner, and being the northwest corner of this lot; thence along what was McCrackin's East line southerly 200.0 feet, to a point in the North margin of an alley, said point being 12.5 feet East of the corner of Lots No. 95 and 96; thence along the North margin of said alley easterly 32.0 feet to a point in the North margin of Bradford Avenue, formerly Tennessee Street; thence with the North margin of Bradford Avenue, easterly 25.0 feet to a point; thence northerly 188.0 feet (erroneously shown previously as 200.0 feet, more or less) to the South margin of Glen Avenue; thence with the margin of the same westerly 55.0 feet to the point of beginning.

BEING the same property conveyed to Trasbin L. Stoner and Ben Anderson Allen by deed from Arthur K. Lowen, Successor Trustee of record in Book 7077, page 974, Register's Office for Davidson County, Tennessee.

MICHELLE A. WATTS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is $* 70,500.00

*Subscribed and sworn to before me this the* 14th *day of* May, 19 87

*My commission expires* March 11, 1990 *(Affix Seal)*

*Affiant* Sidney D. Fowler

*Notary Public* Michelle A Watts

*This is improved (unimproved) property, known as* 800 Bradford Avenue, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors) heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons*

*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* 14th *day of* May, 19 87 *The corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Trasbin L. Stoner

Ben Anderson Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* Mitchell A. Watts, *a Notary Public in and for said County and State* Trasbin L. Stoner and Ben Anderson Allen, unmarried men

*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 purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 14th *day of* May, *19* 87

Mitchell A. Watts
Notary Public

*Commission expires* March 11, 1990

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 (or proved to me on the basis of satisfactory evidence), 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

~~Trasbin L. Stoner and Ben~~ Anderson Allen, unmarried men

Sidney D. Fowler, unmarried

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 |
|---|---|---|---|---|
| | | | 70500.00- CAMT. | |
| | | | 197.40 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 203.90- | |
| 8956A05/19/87 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27407

IDENTIFICATION REFERENCE

MAY 19 1 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83468