FILE BOX "7"

File # 22618.

BOOK 7455 PAGE 226

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$110,000

Leonard E. Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 19 88.

Janet L. Cox
Notary Public

MY COMMISSION EXPIRES: 4-10-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard E. Rowe et ux	Same	MAP 50-40
(NAME)	(NAME)	
609 Park Drive	0937 01/25 12D 24895 CK $17.50	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072		
(CITY) (STATE) (P.O. ZIP)	(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, CLYDE M. DAVENPORT and wife, MARGARET DAVENPORT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD E. ROWE et ux, SHERRIE L. ROWE

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:

---SEE ATTACHED LEGAL DESCRIPTION----

BEING the same two tracts of property conveyed to Clyde M. Davenport and wife, Margaret Davenport, by deed from James W. Cole, Jr., and wife, Bertha Cole, of record in Book 4593, Page 234, Register's Office for Davidson County, Tennessee.

99829

IDENTIFICATION REFERENCE

JAN 25 10 52 AM '88

ELLIE Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3534 Dickerson Road, 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 our hand s this 12th day of January, 19 88

x Clyde M. Davenport
CLYDE M. DAVENPORT

x Margaret Davenport
MARGARET DAVENPORT

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CLYDE M. DAVENPORT and wife, MARGARET DAVENPORT,

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 12th day of January, 19 88.

Commission Expires 1-10-89

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

TO

land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Map of Division of Newlin Home Tract, described according to a survey made by T. R. Sanford, Surveyor, dated July 17, 1960, described as follows:

Beginning at a point in the center of Dickerson Road, being the southeast corner of the property known as the 1.03 acre tract conveyed to Elizabeth Reinhardt and Marshall S. Newlin, by deed of record in Book 1855, page 549, Register's Office for Davidson County, Tennessee; thence with the southerly boundary line of said 1.03 acre tract, south 83° 30' west 262.8 feet to a point in the center of a branch; thence south 20° 30' east with the center of said branch a distance of 118 feet to a point; being the northwest corner of the O. L. Reinhardt tract; thence with the north boundary line of said Reinhardt property; north 83° east a distance of 242 feet to a point in the center of Dickerson Road; thence with the center of said road, north 11° west 113 feet to the point of beginning.

Being the same property conveyed to James W. Cole, Jr. and wife, Bertha Cole, by deed from Aline Parrish and Sarah Newlin Pearre, of record in Book 3102, page 241, Register's Office for Davidson County, Tennessee.

Tract 2:

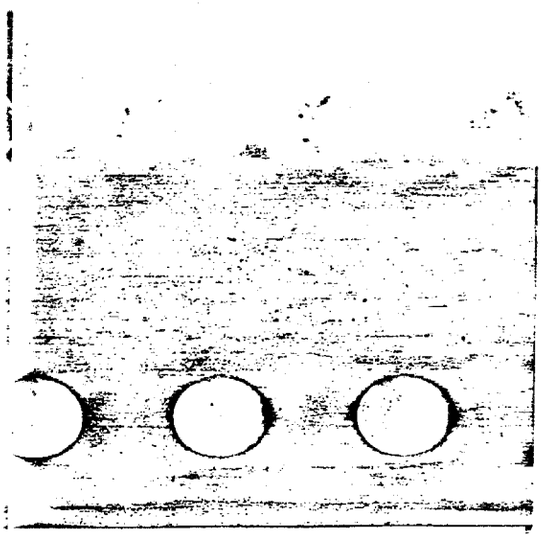
Land lying and being in the 12th Civil District of Davidson County, Tennessee described according to a survey made by Southern Land Surveying Company, Inc., April 12, 1971 as follows to wit:

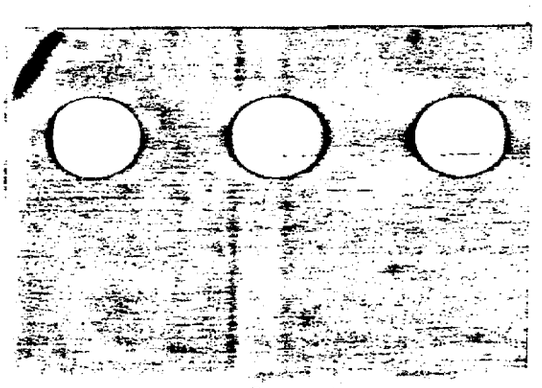
Beginning at an iron pin and an old fence post said point being located south 83° 15', 243 feet from the center of Dickerson Pike in the southwest corner of the property conveyed to J. W. Cole, Jr. and wife, by deed of record in Book 3102, page 241, Register's Office for Davidson County, Tennessee; thence south 86° 12' 13" west 136.70 feet to an iron pin; thence north 4° 39' 19" west 76.59 feet to an iron pin; thence south 85° 15' 19" east 120.48 feet to an iron pin; thence south 21° 28' 57" east 61.60 feet to the point of beginning, containing 0.20 acres more or less.

Being part of the property conveyed to James W. Cole, Jr. and wife, Bertha Cole by deed from George A. Walkup and wife, Martha H. Walkup of record in Book 3674, page 95, Register's Office for Davidson County, Tennessee and by deed of correction in Book 4110, page 125, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7455 PAGE 229

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
110000.00
CON TX 308.00
PRFEE 0.50
MDEED 9.00
TOTAL 317.50
CHECK 317.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0887

99829

IDENTIFICATION REFERENCE

JAN 25 10 53 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 55813