BOOK 7473 PAGE 435

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Evelyn T. Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF February 19 88.

Carolyn Delfs
Notary Public

MY COMMISSION EXPIRES: 3/8/88

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
EVELYN SIMPSON	SAME	MAP 51-07
(NAME)	(NAME)	
7033 Bannamere Dr		PARCEL 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, HOWARD Y. ROWE AND WIFE, BETTEJEAN A. ROWE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVELYN SIMPSON, UNMARRIED

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 the 11th Civil District of Davidson County, Tennessee, partly described according to a survey by Solon E. Davis, Engineer, May 7, 1953, as follows:

Beginning on the westerly margin of Saunders Avenue (formerly Marthonna Drive, proposed) at a point North 3° 53' East 142½ feet from the northeast corner of the property conveyed to Clyde Hardcastle and wife, by deed from Mrs. Jennie Cahill Beasley, et al, of record in Book 1876, page 49, Register's Office for said County; thence with the westerly margin of said Saunders Avenue (Marthonna Drive, proposed), North 3° 53' East 141.18 feet; thence North 78° 14' West 300 feet; thence southerly 173 feet, more or less, to a point, said point being 142½ feet northerly from the northern boundary line of Lot No. 9 on the Subdivision of the Beasley property, Section 1, unrecorded; thence easterly 300 feet to the beginning.

Being the same property conveyed to Howard Y. Rowe and wife, Bettejean A. Rowe by deed of record in Book 3770, page 193, Register's Office for Davidson County, Tennessee.

0 6 3 9 6

IDENTIFICATION REFERENCE

FEB 22 9 20 AM '88

DAVIDSON COUNTY, TN

8576 02/22 0101 03CHECK 233.30

This is improved (XXX) unimproved ( ) property, known as Saunders Avenue, Nashville, TN
(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 heir 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 covey 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 19 day of February, 19 88

Howard Y. Rowe
HOWARD Y. ROWE

Bettejean A. Rowe
BETTEJEAN A. ROWE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7473 PAGE 436

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOWARD Y. ROWE AND WIFE, BETTEJEAN A. ROWE

the bargainor S, 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 Goodlettsville, Tennessee, this 19 day of February, 1988.

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

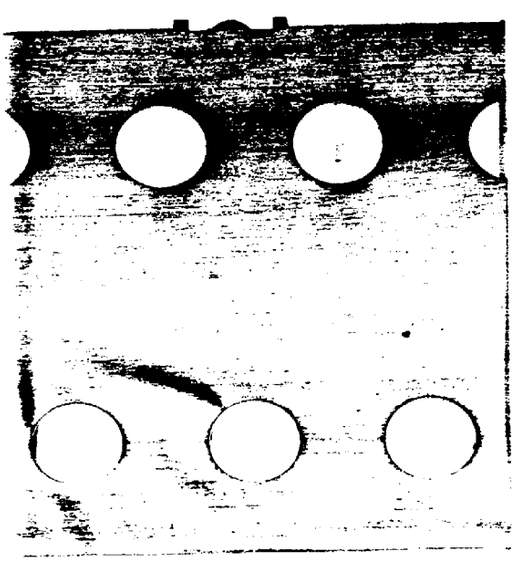
TO

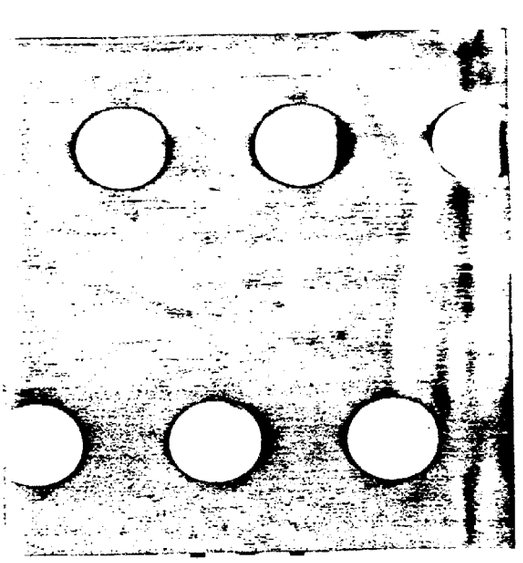
RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7473 PAGE 437

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	81000.00
CON TX	226.80
PRFEE	0.50
WDEED	6.00
TOTAL	233.30
CHECK	233.30

02/22/88 01 09:31 0001 8576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06396

IDENTIFICATION REFERENCE

FEB 22 9 20 AM '88

DAVIDSON COUNTY, TN

No. 63340