| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Virgil T. Ross et ux | Metropolitan Federal | |
| (NAME) | (NAME) | |
| 1300 Sioux Terrace | Union at Fourth | 53-9-2 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

BOOK 7754 PAGE 700

**WARRANTY DEED**

For and in consideration of the sum of Eighty Thousand Seven Hundred Fifty----------
----------($80,750.00)---------- DOLLARS

cash and other good and valuable consideration paid by Virgil T. Ross and wife, Mary E. Ross, including the assumption of a note secured by a deed of trust of record in Book 4961, Page 636, Register's Office for Davidson County, Tennessee, we, Lurlynn S. Lowe, John H. Lowe, and Charles D. Lowe

have bargained and sold, and by these presents do transfer and convey unto the said Virgil T. Ross and wife, Mary E. Ross,

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

Being Lot No. 70 on the Plat of Sequoia Valley, Sectin 2, of record in Plat Book 3700, page 114, Register's Office for said County.

BEGINNING at a point in the west margin of Sioux Terrace, at the common front corner of Lots 70 and 71; thence with the line between said two lots west 114.4 feet to a concrete monument said point being the common rear corner of Lots 49, 70 and 71; thence with the line between lots 69 and 70 North 97 feet to a point in the south margin of Cheyenne Court; thence with the margin of the same East 125.74 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the West margin of Sioux Terrace; thence with the margin of the same South 118.8 feet to the point of beginning.

Being the same property conveyed to William F. Lowe and wife, Lurlynn S. Lowe, as tenants in common, by deed of record in Book 6812, Page 81, Register's Office for Davidson County, Tennessee. William F. Lowe died December 3, 1987. John H. Lowe and Charles D. Lowe inherited their interests under the will of William F. Lowe (Probate File 90282).

unimproved ( )

This is improved (X) property, known as 1300 Sioux Terrace (House Number) (Street)

Madison, TN 37115 (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 18th day of January, 19 89.

Lurlynn S. Lowe

Charles D. Lowe

John H. Lowe

BOOK 7754 PAGE 701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. Ronald Ingram, a Notary Public in and for said County and State, the within named Lurlynn S. Lowe

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Madison, Tennessee, this 18th day of January, 19 89.

My commission expires 3-3-92 Notary Public D. Ronald Ingram

D. RONALD INGRAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, D. Ronald Ingram, a Notary Public of the State and County aforesaid, personally appeared John H. Lowe and Charles D. Lowe with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~to be the~~ ~~and~~ ~~respectively of~~ ~~, the within named bargainor, a corporation, and that~~ they ~~as such~~ ~~and~~, executed the foregoing instrument for the purpose therein contained ~~by signing the name of the corporation by the said~~ ~~as~~ ~~and attesting the same by the said~~ ~~as~~.

Witness my hand and seal, at office in Goodlettsville, TN, this 18th day of January, 19 89

Commission expires 3-3-92 Notary Public D. Ronald Ingram

D. RONALD INGRAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 80,750.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

John H. Lowe

Sworn to and subscribed before me
this 18th day of January, 19 89
My commission expires 3-3-89 Notary Public D. Ronald Ingram

D. RONALD INGRAM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

INGRAM & LOWE ATTORNEYS, 405 Two Mile Pike, Goodlettsville, TN 37072

Name Address

02556 IDENTIFICATION REFERENCE

JAN 19 2 06 PM '89 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

RUSH

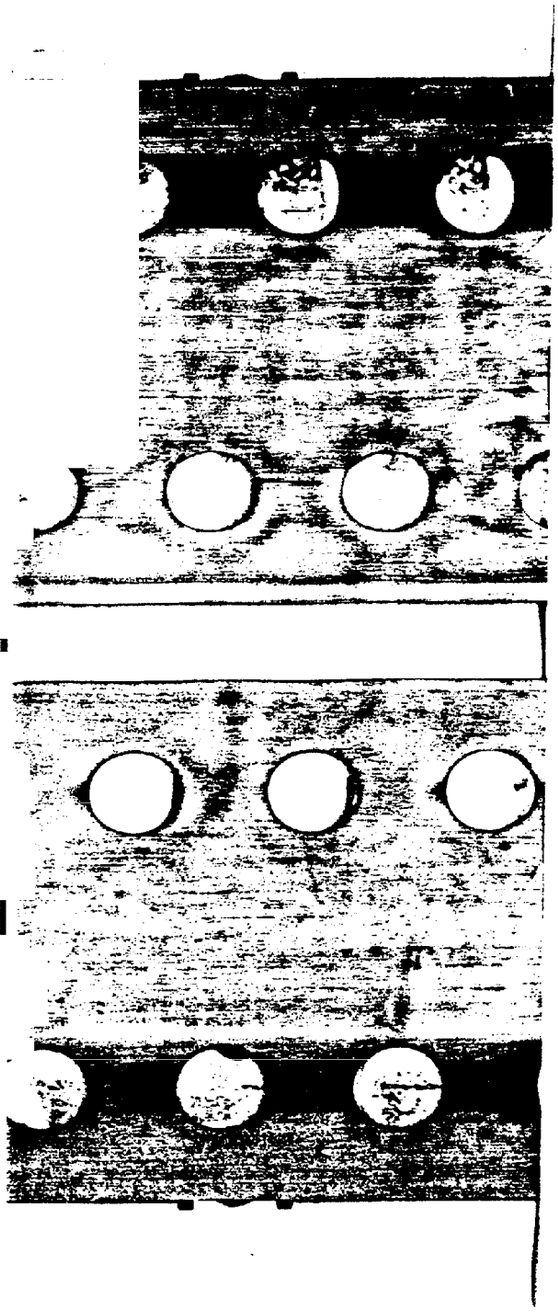
WARRANTY DEED

FROM

TO

7538 01/19 0101 03CHECK 272.81

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072



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

RECEIVED OF _____

FOR _____

BOOK 7754 PAGE 702

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CAMT 80750.00
CON TX 266.31
PRFEE 0.50
MDEED 6.00
TOTAL 272.81
CHECK 272.81

01/19/89 01 14:10 0001 7538

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02556

IDENTIFICATION REFERENCE

Jan 19 2 06 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

**No.** 174177