BOOK 9568PG 36

24196
IDENTIF. # REFERENCE

95 JAN 10 AM 10:15
REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:
Delbert Gregory Overbey, et ux,
Kelley Lynn Overbey
732 Tahlena Avenue
Madison, TN 37115

PICK-UP

MAP PARCEL NOS.
52-6 78
11D 78860

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **we, Mamie Morton Kittleband**, owner of a one-half undivided interest, and **Charles R. Dowden, Donald L. Dowden, Thomas C. Dowden, Michael H. Neal, Jerry E. Neal, Randall P. Neal, Jennifer Dowden Stokes, Janie Dowden, Mart Dowden, Annette Dowden Hollis, Kenneth Dale Dowden, Philip Wayne Dowden, Douglas Glen Dowden, Robert Francis Dowden and Theresa Ann Dowden, heirs of James R. Dowden**, owners of the other one-half undivided interest, have bargained and sold, and by these presents do transfer and convey unto **Delbert Gregory Overbey and wife, Kelley Lynn Overbey**, the Grantees herein, their heirs and assign, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being northerly 75 feet of Lot No. 67 and the southerly 25 feet of Lot No. 68 on the Map of Madison Heights Subdivision, Section 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots Nos. 67 and 68 front together 100 feet on the westerly side of Tahlena Avenue and run back 260 feet, more or less, on the northerly line and 248 feet, more or less, on the southerly line to the easterly line of Lots Nos. 61 and 62, measuring 100 feet thereon.
>
> Being the same property conveyed to James R. Dowden and wife, Blanche Dowden as tenants in common and not by the entirety, by deed from Bill Hall, Trustee, of record in Book 2197, Page 557, Register's Office for Davidson County, Tennessee; the said James R. Dowden and Blanche Dowden both having since died, vesting title in their heirs at law. Mamie Morton Kittleband being the devisee of Blanche M. Dowden of record in Will Book _, Page , Probate Court Clerk's Office for Davidson County, Tennessee; and the other Grantees being all the heirs of James R. Dowden, who died intestate.
>
> Taxes for 1994 are to be paid by Grantors.

This is improved property known as 732 Tahlena Avenue, Madison, Davidson County, Tennessee 37115.

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.

And we do further covenant and bind ourselves, our heirs and assigns 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.

This instrument is executed on behalf of **Charles R. Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 253, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Donald L. Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 255, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Thomas C. Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 247, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Michael H. Neal** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 259, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Jerry E. Neal** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 243, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Randall P. Neal** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 239, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Jennifer Dowden Stokes** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 245, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Janie Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 235, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Mart Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 257, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Annette Dowden Hollis** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 249, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Kenneth Dale Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 237, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Philip Wayne Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 241, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Douglas Glen Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 251, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Robert Francis Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 261, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of **Theresa Ann Dowden** by O. B. Hofstetter, Jr. as his Attorney-in-Fact pursuant to a recorded Power of Attorney of record in Book 9552, Page 263, Register's Office for Davidson County, Tennessee.

James A. Kittleband, husband of Mamie Morton Kittleband, does hereby join in this deed to convey to Grantees all of his interest of every kind in said parcel of real estate growing out of said marital relationship, so as to vest the entire interest of the parties hereto in Grantees.

Witness our hands this 22nd day of December, 1994.

James A. Kittleband
James A. Kittleband
Donald L. Dowden
Gen L Dowden

Mamie Morton Kittleband
Mamie Morton Kittleband
Charles R Dowden

OB / Hofstetter Jr
Attorney-in-Fact for
Donald L. Dowden

OB / Hofstetter Jr
Attorney-in-fact for
Charles R. Dowden
Michael H Neal

OB / Hofstetter Jr
Attorney-in-fact for
Thomas C. Dowden
Jerry E Neal

OB / Hofstetter Jr
Attorney-in-fact for
Michael H. Neal
Randall P. Neal

OB / Hofstetter Jr
Attorney-in-fact for
Jerry E. Neal
Jennifer Dowden Stokes

OB / Hofstetter Jr
Attorney-in-fact for
Randall P. Neal
Janie Dowden

OB / Hofstetter Jr
Attorney-in-fact for
Jennifer Dowden Stokes
Mart Dowden

OB / Hofstetter Jr
Attorney-in-fact for
Janie Dowden
Annette Dowden Hollis

OB / Hofstetter Jr
Attorney-in-fact for
Mart Dowden
Kenneth Dale Dowden

OB / Hofstetter Jr
Attorney-in-fact for
Annette Dowden Hollis
Philip Wayne Dowden

OB / Hofstetter Jr
Attorney-in-fact for
Kenneth Dale Dowden

OB / Hofstetter Jr
Attorney-in-fact for
Philip Wayne Dowden

0135 01/10 0101 03CHECK 239.00

Douglas Glen Dowden

OB/Hofstetter Jr
Attorney-in-fact for
Douglas Glen Dowden

Robert Francis Dowden

OB/Hofstetter Jr
Attorney-in-fact for
Robert Francis Dowden

Theresa Ann Dowden

OB/Hofstetter Jr
Attorney-in-fact for
Theresa Ann Dowden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this ~~transfer~~ is $60,000.00.

Affiant Robert F. Dowden

Subscribed and sworn to before me,
this 22nd day of December, 1994.

Eunice Miller
Notary Public

Commission expires 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mamie Morton Kittleband and husband, James A. Kittleband**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1994.

Notary Public Eunice Miller

Commission expires 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

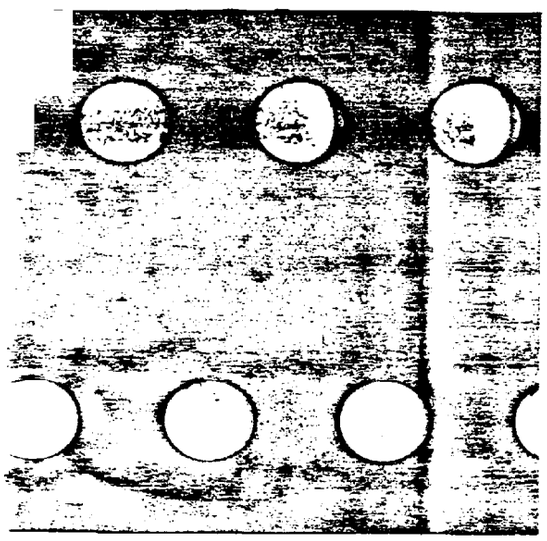
Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **O. B. Hofstetter, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Charles R. Dowden, Donald L. Dowden, Thomas C. Dowden, Michael H. Neal, Jerry E. Neal, Randall P. Neal, Jennifer Dowden Stokes, Janie Dowden, Mart Dowden, Annette Dowden Hollis, Kenneth Dale Dowden, Philip Wayne Dowden, Douglas Glen Dowden, Robert Francis Dowden, and Theresa Ann Dowden as their Attorney-in-fact, as the free act and deed of the within named fifteen individuals.

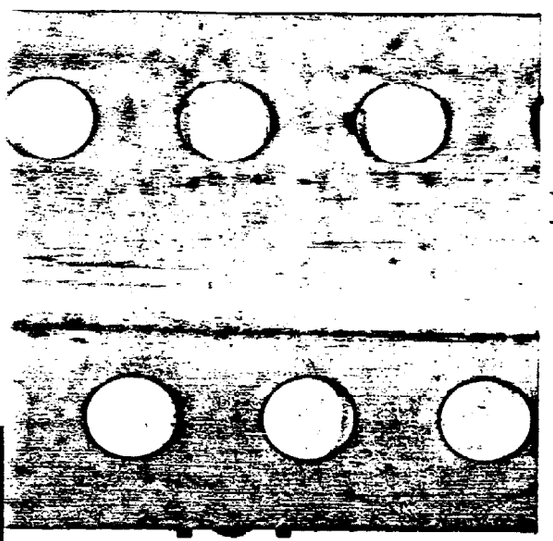
Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 1994.

Notary Public Eunice Miller

Commission expires 4-24-97

C:\WP51\Deeds\Dowden.MK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9568 PG 40

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 16.00
TOTAL 239.00
CHECK 239.00

01/10/95 01 10:14 0001 0735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24196
IDENTIF. & REFERENCE

95 JAN 10 AM 10:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 870593