Box 17

BOOK 9704 PG 115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 5,850.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF June 19 95
NOTARY PUBLIC AT
Notary Public
MY COMMISSION EXPIRES: 1-19-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Sowell (NAME)	SAme (NAME)	MAP 81-10
1243 1ST AVE SO. (ADDRESS)	(ADDRESS)	PARCEL 339
NASH. TN 37210 (CITY) (STATE) (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, Ferrell T. Somerville

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Sowell

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:

Being the northerly one-half (1/2) of the northerly eighty (80) feet of the southerly 122.5 feet of Lot Nos. 10 and 15 on the plan of the subdivision of Georgia Industrial Realty Company's North Nashville Property, as of record in Book No. 421, page 188, of the Register's Office for Davidson County, Tennessee.

Said northerly one-half (1/2) of the northerly 80 feet of the southerly 122.5 feet of Lot Nos. 10 and 15 as aforesaid fronts 40 feet on the westerly side of 23rd Avenue North, and runs back between parallel lines 420 feet to the easterly margin of 24th Avenue North.

Being the same property conveyed to Ferrell T. Somerville by deed from Jimmy E. Somerville and wife, Bobbie Somerville of record in Book 7904, page 277, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1620 24th Avenue North, 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 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 my hand this 8th day of June 19 95

Ferrell T. Somerville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9704 PG 116

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ferrell T. Somerville

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of June 19 95.

Commission expires 1-19-97

NOTARY PUBLIC AT LARGE — NORRIS JENKINS — DAVIDSON COUNTY, TENN.

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

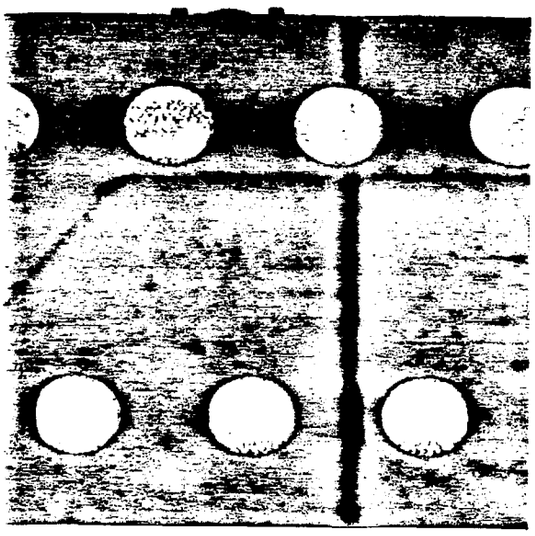
IDENTIF. ↑ REFERENCE

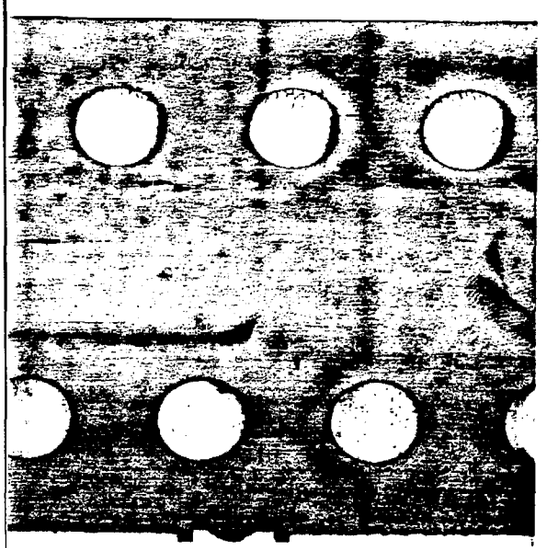
95 JUN 16 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

007078O

2022 06/16 0101 03CHECK

30-65





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

RECEIVED OF _____

FOR _____

BOOK 9704 PG 117

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 5850.00
CON TX 21.65
PRFEE 1.00
WDEED 8.00
TOTAL 30.65
CHECK 30.65

06/16/95 01 13:13 0001 2022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0070780 IDENTIF. ↑ REFERENCE

95 JUN 16 PM 1:1

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921251