BOOK 9781 PG 811

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF [redacted] CANNON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE _____ DAY OF AUGUST, 1994.

NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DAVID CLIFFORD DAVIDSON (NAME)	SAME (NAME)	64-5-59
109 Broadway st (ADDRESS)	(NAME) (ADDRESS)	64-5-60 64-5-58
Old Hickory, Tenn 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	64-9-4

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLAUDE T. BOWEN, UNMARRIED

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DAVID CLIFFORD DAVIDSON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Sept, 1995.

Deputy Register

FILED & RECORDED
DAVIDSON COUNTY, TN.
95 SEP -1 PM 12:32
PICK-UP

IDENTIFICATION REFERENCE
0096062

This is improved (X) property, unimproved ( ), known as 109 Broadway (House Number) (Street) Old Hickory (City) TN (State) 37138 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 29th day of August, 19 95.

✓ Claude T. Bowen
CLAUDE T. BOWEN

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Cannon }

BOOK 9781 PG 812

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CLAUDE T. BOWEN, UNMARRIED

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 29TH day of August, 1995.

My Commission expires:
1/24/98

Mabel E. Strange
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract 1: Being the southerly 50 feet of Lot No. 1, Block "B" of the Hadley Bend City Subdivision, of record in Book 421, page 120, R.O.D.C., Tennessee and described according to a survey by Hickerson and Hickerson, Engineers, dated May 18, 1961.

Said part of Lot no. 1 begins at a point in the westerly margin of Broadway Street 119 feet south of the southeast intersection, of Union and Broadway Streets; thence North 63 deg. W. 45 feet to a point; thence South 54 deg. 40' West 15.5 feet to a point; thence North 77 deg. 50' West 29 feet to a point; thence southerly 50 feet along the easterly margin of Union Street to a point; thence easterly 125 feet to a point in the westerly margin of Broadway Street; thence northerly 50 feet along the westerly margin of said street to the point of beginning.

Tract 2: Land in the 4th Civil District of Davidson County, Tennessee, being the northerly part of Lot no. 1 , Block "B", on the Plan of Hadley Bend City, of record in Book 421, page 120, R.O.D.C., Tenn.

Said part of Lot no. 1 begins at a point at the southeast corner of Broadway Street and Union Street (not constructed); thence southerly along the easterly margin of Union Street 82 feet to a point; thence S. 77 deg. 50' E. 29 feet to a point; thence N 54 deg. 40' E 15.5 feet to a point; thence S. 63 deg. e. 45 feet to a point in the westerly margin of said Broadway Street; thence northwesterly along the westerly margin of said Broadway Street, 119 feet to the point of beginning.

Being the same property conveyed to Claude Bowen by deed from Eunice C. Riggs as recorded of record in Book 4636, page 994, Register's Office for Davidson County, Tennessee.

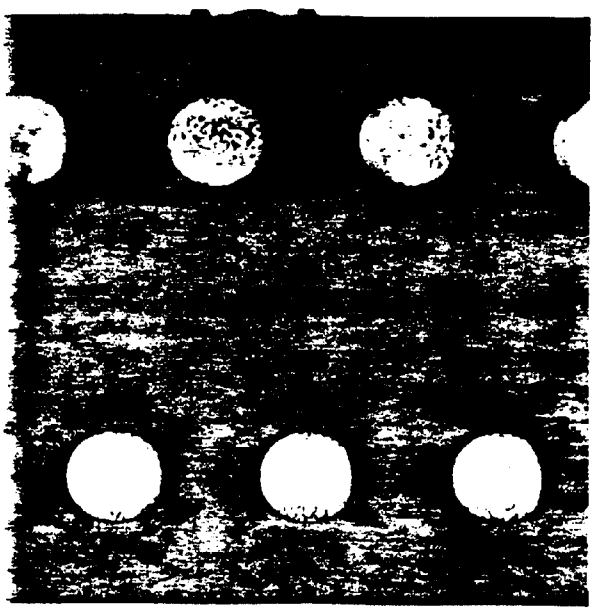
Tract 3: Land in Davidson County, Tennessee, being Lot No. 23 and 25 of Block F in the Subdivision of the Hulme Farm known as Hadley Bend City, a plat of which subdivision being filed in the Register's Office of Davidson County, Tennessee, on March 19, 1918 and recorded at page 120 of Plan Book 421, of the said Office.

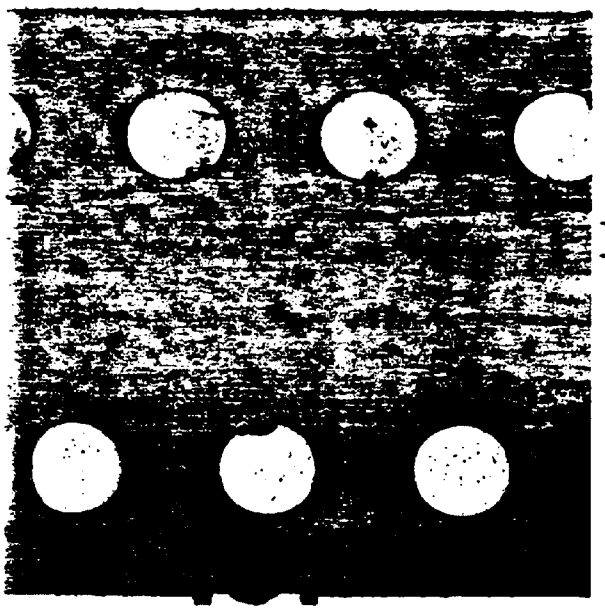
Being the same property conveyed to Claude T. Bowen by deed from First American Trust Company, Trustee under the Will of Jennie Morris of record in Book 8795, page 749, said Register's Office .

Tract 4: Lot 27 of Block "F" in the subdivision of the Hulme Farm, known as Hadley's Bend City,, a plat of which subdivision being filed in the Register's Office of Davidson County, Tennessee on March 19, 1918 and recorded at page 120 of Plan Book 421 of the said office.

Being the same property conveyed to Claude Bowen by deed from Peggy Ann Lightman Cohen and husband P. Millard Cohen of record in Book 9068, page 896, as corrected by Correction Deed of record in Book 9771, page 258.

9561 09/01 0101 03CHECK 161.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9781 PG 814

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/95 01 12:33 0001 9561

0096062
IDENTIF. ↑ REFERENCE

95 SEP -1 PM 12:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948469