Dav. Co. File Box 8-lh

BOOK 10411 PG 466

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH J. BOWMAN and wife, JUNE C. BOWMAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto HUGH E. TOBIN and wife, NINA M. TOBIN hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 35 on the plan of The Iroquois of Nashville of record in Book 6250, pages 636-637, as revised in Book 6250, pages 723-724, and as revised in Book 6900, pages 61 and 62, Register's Office for said County, to which reference is hereby made.

BEING the same property conveyed to Kenneth J. Bowman and wife, June C. Bowman by deed from Dr. Eugene Fowinkle and wife, Ruby Y. Fowinkle of record in Booki 8097, page 598, Register's Office for said County.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions in 6657, page 683 as amended in Book 6820, page 732; Restrictions filed in Book 6684, page 243; and all matters as shown on the recorded plat.

This is improved property known as: **110 Wentworth Avenue, Nashville, TN 37215**

TO HAVE AND TO HOLD the same 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 and 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 hands this 13 day of March, 1997

Kenneth J. Bowman

June C. Bowman

02927.3

IDENTI... ...ICE

97 MAR -9 ... 9:52

...UNTY, TN.

BOOK 10411 PG 467

STATE OF Washington

COUNTY OF Pierce

On this 17 day of March, 1997, before me personally appeared Kenneth J. Bowman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Kate Donohue / Kate Donohue
NOTARY PUBLIC

My Commission Expires:
9-19-1999

KATE DONOHUE NOTARY PUBLIC STATE OF WASH. 9-19-99

STATE OF Washington

COUNTY OF Pierce

On this 17 day of March, 1997, before me personally appeared June C. Bowman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Kate Donohue / Kate Donohue
NOTARY PUBLIC

My Commission Expires:
9-19-1999

KATE DONOHUE NOTARY PUBLIC STATE OF WASH. 9-19-99

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 385,000.00.

John Tobin
Affiant

Subscribed and sworn to before me this 3rd day of April 1997.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
Hugh E. Tobin 110 Wentworth Avenue Nashville, TN 37215	SunTrust Mortgage, Inc. P. O. Box 105277 Atlanta, GA 30348-5277	Map: 116-16 Group: B Parcel: 35

7586 04/09 0101 03CHECK 1433.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10411 PG 467-A

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 385000.00
CON TX 1424.50
PRFEE 1.00
WDEED 8.00
TOTAL 1433.50
CHECK 1433.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/09/97 01 09:56 0001 7586

02927#3

IDENTIF... ...NCE

97 MAR -9 ... 8:52

Fe... ...ilson
DAVIDSON ... ...TY

No.1137808