BOOK 10581 PG 234

This Instrument Prepared by:

**GLENN S. MACBETH**
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

Mail

NAME AND ADDRESS OF NEW OWNERS:

James A. Sowell
7402 Bermuda Dr.
Christiana, TN 37037

SEND TAX BILLS TO:
Same

97 AUG 26 AM 8:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0341245

IDENTIFICATION [illegible]

# WARRANTY DEED

(Map Number 105-04; Parcel 121.00 & Map 105-04; Parcel 120.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JAMES HUBERT SOWELL, SR.**, have bargained and sold and do hereby transfer and convey unto **JAMES A. SOWELL**, an unmarried person , his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

0836 08/26 0101 03CHECK 53.40

**TRACT 1:** LAND in Davidson County, Tennessee, being part of Lots #22 and 23 in John Trimble's Homestead Addition to the City of Nashville, Tennessee, described as follows: BEGINNING on the North side of Tennessee Street, at a point 37 1/2 feet east of the Southwest corner of said Lot #22, being Felix Tippitt's southeast corner, and running thence eastwardly along the margin of Tennessee Street 37 1/2 feet to a point; thence northwardly, 136 feet, more or less to an alley; thence westwardly with the south margin of said alley 34 1/2 feet to said Tippitt's Northeast corner; thence southwardly with the east line, 137 feet, more or less, to the beginning. A Plan of said addition is of record in Book 57, page 53, of the Register's Office for Davidson County, Tennessee.

**TRACT 2:** LAND in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 23 and the westerly 12 1/2 feet of Lot No. 24 on the Plan of John Trimble's Homestead Addition, of record in Book 57, page 53, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 23 and 24 front together 37 1/2 feet on the northerly side of Shepherd Street and run back 131 feet, more or less, on the easterly and 135 feet, more or less, on the westerly line to an alley measuring 37 1/2 feet thereon.

BEING the same property conveyed to James Hubert Sowell, Sr. by Affidavit of Heirship being recorded simultaneously herewith in Book 10581, page 229, and Quitclaim Deed from John Norman Sowell, a married person and Minnie L. Sowell, a widow, also being recorded simultaneously herewith in Book 10581, page 231, both in the Register's of Deeds Office for Davidson County, Tennessee. James Hubert Sowell and James Hubert Sowell, Sr. being one and the same person.

The legal description contained herein is the same as that contained in the previous instruments of record.

THIS is not the usual place of residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 30 and 32 Shepard Street, Nashville, TN 37210

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1997 real property taxes which will be prorated at closing and assumed by the Grantee.

**GRANTOR FURTHER COVENANTS** and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND AND SIGNATURE** on this the 22nd day of August, 1997.

James Hubert Sowell, Sr.
**JAMES HUBERT SOWELL, SR.**

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Hubert Sowell, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, on this the 22nd day of August, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$12,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James A. Sowell
Affiant

Subscribed and sworn to before me this 22nd day of August, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

08/26/97 01 08:53 0001 0836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

034121,5
IDENTIFICATION REFERENCE

97 AUG 26 AM 8:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190354