185

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10004 PG 775

ADDRESS NEW OWNER:

RANDALL KEITH BOWEN
122 Hammond Ave.
Lebanon, Tn 37087

MAP AND PARCEL NO:

MAP 081-08, PARCEL 393

SEND TAX BILLS TO:

SAME

The actual consideration or value, whichever is greater, for this transfer, is $7,000.00, this 21 day of Nov., 1997.

Randall K. Bowen
AFFIANT

Sworn to and subscribed before me this 21 day of Nov, 1997.

Denise C. Sharp
NOTARY PUBLIC

My commission expires: 5/28/2000

DAVIDSON COUNTY TENN. DENISE C. ALLIS NOTARY PUBLIC AT LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, EDWARD DOWE SHARP AND WIFE, RUTH LEE SHARP, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RANDALL KEITH BOWEN, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1717 AND 1719 SEVENTH AVENUE N., NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR hands and seals on this the 21 day of Nov. _____, 1997.

Edward D Sharp
EDWARD DOWE SHARP
Signature of Seller

Ruth Lee Sharp
RUTH LEE SHARP
Signature of Seller

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD DOWE SHARP AND WIFE, RUTH LEE SHARP, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 21 day of Nov ,1997.

Denise C. Allis
notary public

My commission expires: 5/25/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

EXHIBIT 'A'

1641 11/24 0101 03CHECK 38.90

TRACT NO. ONE: Being the northerly one-half of Lot No. 238 on the Plan of North Nashville Real Estate Company's Addition, as of record in Book 21, page 105, Register's Office for said County.

Said part of Lot No. 238 fronts 25 feet on the westerly side of 7th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to E.D. Ringfield, by Warranty Deed from Minnie Belle Morgan, of record in Book 2448, page 319, Register's Office for Davidson County, Tennessee, the said E.D. Ringfield, also known as Edward Ringfield, having since died on March 8, 1958, and by his Last Will and Testament, filed in the Probate Court for Davidson County, Tennessee on March 13, 19589, which will is of record in MB 154, page 260, the property was vested in Edward Dowe Sharp and his wife, Ruth Lee Sharp, with a remainder interest at their death to Edward Dowe Sharp, Jr., and Michael Dowe Sharp, a/k/a Michael Anthony Sharp. Michael Anthony Sharp and Edward Dowe Sharp, Jr., subsequently quitclaimed their right, title and interest in and to said property to Edward Dowe Sharp and wife, Ruth Lee Sharp, by Quitclaim Deed of record in Book 9890, page 418, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: Land in Davidson County, Tennessee, being the southerly half of lot No. 238 on the Plan of the North Nashville Real Estate Company's Property, as of record in Book 21, page 105, Register's Office for said County.

Said part of Lot No. 238 fronts 25 feet on the westerly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Edward D. Sharp and wife, Ruth Sharp, by Deed from First American National Bank, Executor of the Estate of Sam Golden, of record in Book 4945, page 393, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1998 and all future years.

2. All matters as set forth on the Plan of record in Book 21, page 105, said Register's Office.

3. Any and all other matters of record, including any easements and restrictions, if any.

0372941
IDENTIFICATION REFERENCE
97 NOV 24 PM 1:46
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 10694 PG 778

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	7000.00
CON TX	25.90
PRFEE	1.00
WDEED	12.00
TOTAL	38.90
CHECK	38.90

11/24/97 01 13:49 0001 1641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0372941
IDENTIF. # REFERENCE

97 NOV 24 PM 1:45

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1224196