BK 3160

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten Dollars and No/100ths----------DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

John B. Downey and wife, Miriam E. Downey have bargained and sold, and by these presents do transfer and convey unto the said Edward S. Zupa and wife, Rebecca Ray Zupa their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of West Meade Hills, Section Two, as of record in Plan Book 2900, page 98, Register's Office for said County, described as follows:

BEGINNING at a point on the east margin of Windrowe Drive, the common front corner of Lots Nos. 34 and 35 as shown on said plan; thence northwardly along the east margin of said Drive, 160 feet to a concrete monument; thence continuing northwardly 11.54 feet to a monument which is the beginning of a curve; thence around said curve 40.71 feet to a point in the south margin of Currywood Drive; thence eastwardly along the south margin of said Drive 114.18 feet to a point; thence continuing eastwardly and along the south margin of said Drive, 95 feet to a point, the common corner of Lots 35 and 36 on the said Plan; thence southwardly 178.25 feet to a point; thence westwardly 186.7 feet to the point of beginning.

BEING the same real property conveyed to John B. Downey by deed from Davidson Road Corporation, dated October 27, 1960, filed October 27, 1960, and recorded in Book 3157, page 131, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward S. Zupa and wife, Rebecca Ray Zupa their heirs and assigns, forever.

And we do covenant with the said Edward S. Zupa and wife, Rebecca Ray Zupa 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.

And we, John B. Downey and wife, Miriam E. Downey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward S. Zupa and wife, Rebecca Ray Zupa their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of November, 1960

John B. Downey

Miriam E. Downey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Roger Shreffler, a Notary Public in and for said County and State, the within named John B. Downey and wife, Miriam E. Downey

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of November, 1960

Commission expires 2/27/63

Roger Shreffler
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PG 193