For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - - - - - - -

Ten & No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged;

JOHN B. DOWNEY AND WIFE, MIRIAM DOWNEY,

have bargained and sold, and by these presents do transfer and convey unto the said John M. Flanigen, Jr. and wife, Eleanor N. Flanigen,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 21 on the Plan of West Meade Hills, Section 2, as of record in book 2900, page 98, Register's Office, for said County. Said Lot No. 21 fronts 105 feet on the westerly side of Windrowe Drive and runs back 384.25 feet on the northerly line and 389 feet on the southerly line to a dead line, measuring 105.5 feet thereon. Being part of the real property conveyed to John B. Downey by deed from Davidson Road Corporation, dated December 16, 1960, filed December 16, 1960, and recorded in Book 3164, Page 281, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3097, Page 485, Register's Office, said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Flanigen, Jr. and wife, Eleanor N. Flanigen, their heirs and assigns, forever.

And We do covenant with the said John M. Flanigen, Jr. and wife, Eleanor N. Flanigen, 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, except 1961 taxes, which have been prorated and payment assumed by grantee.

And John B. Downey and wife, Miriam 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 John M. Flanigen, Jr. and wife, Eleanor N. Flanigen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of February, 1961

John B. Downey

Miriam Downey

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Kaie M. Ford, a Notary Public in and for said County and State, the within named John B. Downey and wife, Miriam Downey,

the bargainors, 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 Nashville, Tennessee, this 8th day of February, 1961

Commission expires Jan 18 1962

Kaie M. Ford
Notary Public

Warranty Deed

FROM 25522

John B. Downey et ux.

TO

John M. Flanigen, Jr. et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 of FEB A.D. 1961
at 9:00 o'clock
Noted in Book 38 Page 5
Recorded in Book ... Page ...
Recording Fee $ 2.00
JAMES P. WILSON, Register