BOOK 3858 PAGE 35

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Downey (NAME)	Same as New Owner (NAME)	MAP 145 10
990 Davidson Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 5 M.P.
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and NO/100---------- ----------($10.00)---------- *DOLLARS*

Tyne Valley Development Company, a partnership composed of H & S Development Co., Inc., Ervin M. Entrekin, and John Coode Beasley,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* John B. Downey and wife, Miriam E. Downey, 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. 84 on the Plan of Lawrel Ridge, Section 4, as of record in Book 3500, page 71, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Laurel Ridge Drive at the corner of Lots Nos. 84 and 85; thence with the line between said two lots northerly 300 feet; thence north 78° 59' east 8.45 feet; thence north 10° 07' east 8.83 feet to the corner of Lots Nos. 83 and 84; thence with the line between said two lots easterly 300 feet to the westerly margin of Laurel Ridge Drive; thence with the same southwesterly 356 feet to the beginning.

BEING part of the real property conveyed to Tyne Valley Development Company, a partnership composed of H & S Development Co., Inc., Ervin M. Entrekin and John Coode Beasley, by three deeds of record in Book 3035, page 93, Book 3369, page 405, and Book 3376, page 584, said Register's Office.

CONVEYANCE OF THIS PROPERTY is made subject to a ten-foot easement for drainage and public utilities, anchor easements and conditions of an owner's certificate, as shown on the plan of record in Book 3500, page 71, said Register's Office; conveyance is also subject to restrictive covenants contained in an instrument of record in Book 3675, page 416, and as amended by instrument of record in Book 3679, page 81, said Register's Office.

unimproved ( )
This is improved ( ) property, known as Laurel Ridge Drive Nashville
(House Number) (Street) P. O. Address: (City or Town)

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 B. Downey and wife, Miriam E. Downey, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* John B. Downey and wife, Miriam E. Downey *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Tyne Valley Development Company, a partnership, does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* John B. Downey and wife, Miriam E. Downey, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25th *day of* January *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TYNE VALLEY DEVELOPMENT COMPANY

BY: _____
Karl E. Haury, Certified Agent

BY: _____
Ervin M. Entrekin, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles H. Warfield, a Notary Public in and for said County and State, the within named Karl E. Haury, Certified Agent for H & S Development Co., Inc., a partner and Ervin M. Entrekin, partner, authorized by instrument of record in Book 3376, page 584, Register's Office for Davidson County, Tennessee, to execute deeds for Tyne Valley Development Company

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 25th day of January, 1965.

Charles H. Warfield, Notary Public.

Commission Expires May 8, 1967.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me,....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

FEB 5 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID FEB 5 - 1965

67945

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

FEB 5 3 29 PM '65

Mail To:
WARFIELD & ENTRIKIN
AMERICAN TRUST BLDG.
CITY

WARRANTY DEED

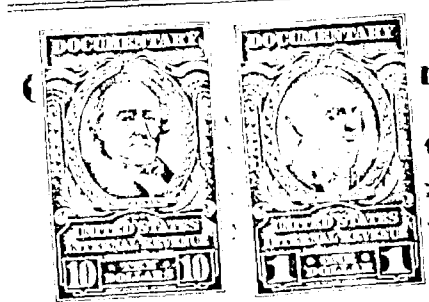
FROM

TYNE VALLEY DEVELOPMENT COMPANY

TO

JOHN B. DOWNEY and wife,

MIRIAM E. DOWNEY



mpany

Company

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