BOOK 4240 PAGE 938 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,402.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May 1968.

Notary Public

MY COMMISSION EXPIRES: May 6, 1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TOM G. COLEMAN, JR., ATTORNEY AT LAW, 1220 STAHLMAN BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OLLIE HELEN WEBB (NAME)	First Federal Savings & Loan (NAME)	25W-2535
5105 Idaho Ave. (STREET ADDRESS OR ROUTE NUMBER)	Union St. at 4th Ave. N. (STREET ADDRESS)	Map 103-3
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	Par 75

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL EDWARD DOWNING AND WIFE, MARGARET L. DOWNING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OLLIE HELEN WEBB for and during her natural life with the ~~remainder interest to John Harold Webb, Donald Roscoe Webb, & Dwayne Lee~~ Webb HEREINAFTER CALLED THE GRANTEES, 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 parts of Lots Nos. 23 and 24 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning on the southerly margin of Idaho, formerly 5th Avenue, at the northwest corner of the property conveyed to Everett Green and wife by deed from Walter B. Kee and wife, of record in Book 1306, page 518, said Register's Office, said point being 190 feet of the westerly margin of 51st Avenue, North, formerly 10th Street, as now established; thence with the southerly margin of Idaho Avenue, westwardly 50 feet; thence southwardly 160 feet to the northerly line of the property conveyed to R. L. Ezell and wife, by deed from George A. L. Cook, Executor, et al, of record in Book 515, page 530, said Register's Office; thence with Ezell's northerly line eastwardly 50 feet to the southwest corner of said Green's property; thence with the westerly line of same, northwardly 160 feet to the beginning.

Being the same property conveyed to Paul Edward Downing and wife, Margaret L. Downing, by deed from Aaron J. Williams and wife, Roberta R. Williams of record in Book 2486, page 281, said Register's Office.

This conveyance is made subject to a first mortgage of record in Book 2473, page 405, Register's Office for said County, being collected by First Federal Savings & Loan Assn., Nashville, Tennessee. The escrow account on this loan is transferred to the grantee without charge. There are restrictive covenants of record in Bk. 1369, p. 136, Bk. 2149, p. 535, R.O.D.C

unimproved ( ) Town
This is improved ( ) property, known as 5105 Idaho Ave., Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24 day of May, 1968

Paul Edward Downing

Margaret L. Downing

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mabel P. Bulla, a Notary Public in and for said County and State, the within named Paul Edward Downing and wife, Margaret L. Downing

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 31 day of May 19 68

Commission expires May 9. 1969 Mabel P. Bulla
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____
Notary Public

Mail to: Auble Realty Co
265 White Bridge Rd
Nashville, Tenn.

WARRANTY DEED

FROM
Paul Edward Downing et ux

TO
Ollie Helen Webb

A 00579

IDENTIF. REFERENCE

JUN 6 11 43 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-6	CONV	10,402.71			
JUN-6 STAX			A*	27.04	
JUN-6 RECFEE			A*	.50	
JUN-6	DEED		A*	3.00	* 30.54

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.