Deed Prepared by James R. McKinney, Attorney, Madison, Tennessee

WARRANTY DEED

BOOK 4259 PAGE 674

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Downs et ux	Same	Map 52-6
(NAME:) 725 Howse Avenue	(NAME:)	Par. 22
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Seventeen Thousand and no/100 ($17,000.00) *DOLLARS*

Cash in hand paid receipt of which is hereby acknowledged

We, Neil R. Edge and wife, Mary E. Edge, hereinafter called the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* Thomas A. Downs and wife, Goldie Downs, 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 Lot No. 7 on the Plan showing Pickett Heights, Section I, as of record in Book 2331, Page 37, Register's Office for said County.

Said Lot No. 7 fronts 116 feet on the easterly side of Howse Avenue and runs back between parallel lines, 345 feet to a dead line.

Being the same property conveyed to Neil R. Edge and wife, Mary E. Edge, by deed from James C. Pickett and wife, as of record in Book 2860, Page 577, said Register's Office.

This is unimproved ( ) improved (X) property, known as 725 Howse Avenue (House Number) (Street) P. O. Address: Madison, Tennessee (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 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.*

And We, the Grantors *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.*

Witness our hands *this* 12 *day of* August, *19* 68., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Neil R. Edge

Mary E. Edge

BOOK 1259 PAGE 675

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neil R. Edge et ux, Mary E. Edge

the within named 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 Madison, Tennessee, this 12 day of August, 19 68.

Homer E. Ghree Notary Public

Commission expires OCT-30-68

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

AUG 14 68 CONV 17,000.00
AUG 14 68 S'TAX A* 44.20
AUG 14 68 ~~RD'FEE~~
AUG 14 68 W'DEED A* 3.00 * 47.70

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 12,000.00.

Affiant Homer E. Ghree

Subscribed and sworn to before me this 13 day of August, 1968.

Robert L Baker
Notary Public

WARRANTY DEED
FROM Neil R. Edge et ux
TO Thomas A. Downs et ux

409067

IDENTIF. REFERENCE

AUG 14 1 07 PM '68
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

mail to Rebel Realty Co. Madison, Tenn.