This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John F. Dowd, Jr., et ux (NAME)	Advance Mortgage Corporation (NAME)	3D - 63032
637 Truxton Court (STREET ADDRESS OR ROUTE NUMBER)	First National Building (STREET ADDRESS)	BOOK 4295 PAGE 845
Nashville Tenn 37214 (CITY) (P O ZONE) (STATE)	Detroit, Michigan 48226 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) Dollars cash in hand paid by John F. Dowd, Jr. and wife, Virginia C. Dowd, and other good and valuable considerations, the receipt of which are hereby acknowledged, and for the further consideration of John F. Dowd, Jr. and wife, Virginia C. Dowd, assuming and agreeing to pay balance owing under Deed of Trust executed by Billy Gene Morgan and wife, to J. J. Foley, Jr., Trustee, of record in Book 3813, page 476, said Register's Office, to secure to Advance Mortgage Company, payment of one note dated September 16, 1964, in original principal amount of $14,900.00, payable as specified therein, said deed of trust was assigned to The Bronx Savings Bank by instrument of record in Book 3845, page 601, said Register's Office,

we, Jack R. Brooks and wife, Lillie Washer Brooks,

have this day bargained and sold, and do hereby transfer and convey unto the said

John F. Dowd, Jr. and wife, Virginia C. Dowd,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.

Said Lot No. 88 fronts 75.26 feet on the northerly side of Truxton Court and extends back 165.3 feet on the westerly line and 155.8 feet on the easterly line to a dead line in the rear, measuring 94.0feet thereon.

Being the same property conveyed to Jack R. Brooks and wife, Lillie Washer Brooks, by deed from Billy Gene Morgan and wife, Dorothy J. Morgan, of record in Book 3944, page 545, Register's Office for Davidson County, Tennessee.

*This conveyance is made subject to (1) Restrictive covenants of record in Book 3341, page 265, as amended in Book 3346, page 636, and Book 3615, p. 38, said Register's Office; and (2) Plan of record in Book 3300, pge 38.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 18,440.28

Subscribed and sworn to before me, this the 21st day of December 19 68

Affiant

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 637 Truxton Court, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John F. Dowd, Jr. and wife, Virginia C. Dowd,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for abovementioned deed of trust assumed by Buyers.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John F. Dowd, Jr. and wife, Virginia C. Dowd, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 21st *day of* December, 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.*

Lillie Washer Brooks

Jack R. Brooks

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Jack R. Brooks and wife, Lillie Washer Brooks,

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 Nashville *Tennessee this* 21st *day of* December, *19*68.

My Commission Expires Oct. 31, 1971 Billy J. Tudor *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.....

DEC23'68 CONV 18,440.28
DEC23'68 S'TAX A* 47.84
DEC23'68 PR'FEE A* .50
DEC23'68 W'DEED A* 3.00 * 51.34

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennesee 37204

WARRANTY DEED

FROM
JACK R. BROOKS et ux
TO
JOHN F. DOWD, JR., et ux

A 24760

IDENTIF. REFERENCE

DEC 23 9 34 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE