BOOK 4310 PAGE 526 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,537.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1969.

Notary Public

MY COMMISSION EXPIRES: 1/30/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John B. Downey, Att'y. — 990 Davidson Drive, Nashville

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett E. Templeton (NAME)	New Owner (NAME)	Map 115-10
6512 Brownlee Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 7
Nashville, Tenn. 3705 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pad

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, John B. Downey and wife Miriam E. Downey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett E. Templeton And Wife Wanda A. Templeton

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:

Being Lot No. 125 on the plan of West Meade Estates, Section II, as of record in book 2900, page 118, Register's Office for said County

Baid Lot No. 125 fronts 150 feet on the northerly side of Brownlee Drive and runs back between lines 401.7 feet on the westerly line and 369.62 feet on the easterly line to a dead line in the rear on which it measures 77.6 feet.

Being the same property conveyed to John B. Downey and wife, Miriam E. Downey, by deed from M. Roger Webb and wife, Dorothy M. Webb, of record in book 4220, page 691, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1969, which have been prorated, Restrictive covenants of record in book 3462, page 28, and the plan of record in book 2900, page 118, Register's Office for said County.

Fidelity Investment and Bond Corporation joins in this deed for the purpose of consenting to the same and of releasing and waiving any and all right of repurchase of said lot reserved to it in restrictions of record in book 3462, page 28, Register's Office for said County. But such waiver and release shall apply only to the transfer of said lot to Everett E. Templeton and wife, Wanda A. Templeton, any further sale or transfer of said lot by said parties shall be subject to said repurchase provisions.

~~Unimproved~~ This is improved (X) property, known as 6512 Brownlee Dr, Nashville, Tenn. 37205
(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 hands this 31st day of January, 1969

FIDELITY INVESTMENT AND BOND CORPORATION

By: O. K. Browning, Treasurer

BOOK 4310 PAGE 527

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Catherine M. Steele, 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 _____, Tennessee, this 31st day of January 1969.

Commission expires July 26, 1971

Catherine M. Steele
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Beverly Jo Womble, a Notary Public within and for the State and County aforesaid, personally appeared O. K. Browning with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Treasurer of the Fidelity Investment and Bond Corporation the within named bargainor, a corporation, and that (he) as such Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said O. K. Browning as such Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of January, 1969.

My commission expires 8/9/72

Beverly Jo Womble
Notary Public

WARRANTY DEED

FROM
John B. Downey Et. Ux.

TO
Everett E. Templeton Et. Ux.

A 30607

'IDENTIF. REFERENCE'

FEB 14 3 04 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 14 69	CONV	37,537.50			
FEB 14 69	S'TAX		A*	97.50	
FEB 14 69	PR'FEE		A*	.50	
FEB 14 69	W'DEED		A*	3.00	* 101.00