This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
American Trust Bldg.
Nashville, Tenn.

BOOK 4326 PAGE 759

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert A Downing	SAME	FH-13130
(NAME)	(NAME)	Map 158-A
4440 Alcott Drive		Pt. 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ---------- ---------- *Dollars,* cash in hand paid by Robert A Downing and wife, Peggy D Downing, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

have this day bargained and sold, and do hereby transfer and convey unto the said Robert A Downing and wife, Peggy D Downing, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 612 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, pages 19 and 20, Register's Office for said County.

Said Lot No. 612 fronts 179.49 feet on the westerly side of Stonehaven Drive and extends back 754.6 feet on the northerly line and 546.2 feet on the southerly line to a dead line which is a broken line, measuring 387.2 feet thereon.

Being part of the same property conveyed to Estes-Taylor Company by deed from Hillsboro Park, Inc., of record in Book 4174, page 940, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:
Easements and conditions of owners certificate as shown on planof record in Book 4175, page 19, R.O.D.C. Tenn. and
Restrictive covenants contained in instrument of record in Book 2435, page 237, placed on premises by instrument of record in Book 4242, page 811, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,500.00

Subscribed and sworn to before me, this the 17 day of April 19 69

J. Frank Estes
Affiant

My commission expires: [illegible] 19 71 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as ..... (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 Robert A Downing and wife, Peggy D Downing, their *(successors), heirs and assigns forever.* Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* s itself, its successors and representatives, *to warrant and forever defend the title to said real estate to said* Robert A Downing and wife, Peggy D Downing, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 17 *day of* April, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G.F. Cole, Jr., member of committee, joins in this instrument in order to consent hereto pursuant to terms and conditions contained in instrument of record in Book 4207, page 397, R.O.D.C. Tenn.

Attest:
Secretary

ESTES-TAYLOR COMPANY
By J. Frank Estes
President

G. F. Cole, Jr.
Member of committee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* G. F. Cole, Jr. member of committee,

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

Witness my hand and official seal at Nashville *Tennessee this* 14 *day of* April, *19* 69

[illegible] *Notary Public*

Commission expires Aug 1 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, [illegible] *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee *this* 14 *day of* April, *19* 69

[illegible] *Notary Public*

Commission expires Aug 1 1971

APR 18 69 CONV 10,500.00
APR 18 69 S'TAX A* 27.30
APR 18 69 PR'FEE A* .50
APR 18 69 W'DEED A* 3.00 * 30.80

WARRANTY DEED

FROM

Estes-Taylor Company

TO

Robert Downing, et ux

Return to:
Estes-Taylor Co.
3409 Kennedy Blvd
37204

A 37715

IDENTIF. REFERENCE

APR 18 11 45 AM '69

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