FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,945.53

Wayne H. Downs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 1969.

Robert T. Sims
Notary Public

MY COMMISSION EXPIRES: 2-26-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Porter, 976 Murfreesboro Road, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred I. Boner (NAME)	Guaranty Mortgage Co. (NAME)	Map 107-5
813 Patricia Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 186
Nashville, Tenn 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Wayne H. Downs and wife, Bobby J. Downs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mildred I. Boner

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. 189 on the Plan of Bel Air Subdivision, Section 2, as of record in Book 2900, Page 30. R.O.D.C., Tennessee.

Said lot No. 189 fronts 68.7 feet on the westerly side of Patricia Drive and runs back 177.4 feet on its north line 122.1 feet on its south line to a dead line in the rear, measuring 85.0 feet theron.

Being the same property conveyed to Wayne H. Downs and wife, Bobby J. Downs by deed from Helen M. Roberts of record in Book 4208, Page 265, R.O.D.C., Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines applicable to said property.

This is improved (XX) unimproved ( ) property, known as 813 Patricia Drive, Nashville, Tennessee 37217
(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 20 day of May, 1969

Wayne H. Downs

Bobby J. Downs

STATE OF TENNESSEE
Davidson County

BOOK 4334 PAGE 738

Personally appeared before me, Robert F. Agnew, a Notary Public in and for said County and State, the within named Wayne H. Downs & Bobby J. Downs

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 20 day of May 1969.

Commission expires 2-26-73

Robert F. Agnew
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
Wayne H. Downs and Wife

TO
Bobby J. Downs

Mildred I. Boner

A 41340

IDENTIF. REFERENCE

MAY 21 11 11 AM '69
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY21'69	CONV	13,945.53				
MAY21'69	S'TAX		A*	36.14		
MAY21'69	PR'FEE		A*	.50		
MAY21'69	W'DEED		A*	3.00	*	39.64