Atty Title Co. Inc. 6150001

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Frank G. Downs and wife,
E. Lucille Downs

TO

Paul W. Shoun and wife,
Janet E. Shoun

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul W. Shoun (NAME)	Dobson & Johnson, Inc. (NAME)	Map 96-9
2813 Surrey Road (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Building (STREET ADDRESS)	Par. 136
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Pal

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Aug 5 2 13 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A 49860

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,428.60 Paul W. Shoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 19 69.

Linda H. Carter
Notary Public

MY COMMISSION EXPIRES: 4-22-72

(AFFIX SEAL)

For and in Consideration of the sum of

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by James Norman Presley, Jr., and wife, Catherine C. Presley, to Albert Wm. Johnson, Trustee, of record in Book 4031, page 452, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

We, Frank G. Downs and wife, E. Lucille Downs have bargained and sold, and by these presents do transfer and convey unto the said Paul W. Shoun and wife, Janet E. Shoun 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. 41 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County.

Said Lot No. 41 fronts 80 feet on the northeasterly side of Surrey Road and extends back 150 feet on the northwesterly line and 205.73 feet on the southeasterly line to a dead line in the rear on which it measures 99.08 feet.

Being the same property conveyed to Frank G. Downs and wife, E. Lucille Downs, by deed from James Norman Presley, Jr. and wife, Catherine C. Presley, of record in Book 4317, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1537, page 481, said Register's Office, and the Plan of record in Book 1424, page 35, said Register's Office, which shows an owner's certificate, a 40 foot minimum building setback line from Surrey Road and a 10 foot easement for public utility purposes along the rear of said lot.

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This is { unimproved ( ) / improved (X) } property, known as 2813 Surrey Road (Home Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul W. Shoun and wife, Janet E. Shoun their heirs and assigns, forever.

And we do covenant with the said Paul W. Shoun and wife, Janet E. Shoun 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. except as set out herein and taxes for the year 1969, which have been assumed by the said grantees.

And we, Frank G. Downs and wife, E. Lucille Downs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Paul W. Shoun and wife, Janet E. Shoun their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 4th day of August, 19 69

Frank G. Downs

E Lucille Downs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, LINDA G. CARTER, a Notary Public in and for said County and State, the within named Frank G. Downs and wife, E. Lucille Downs

the 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 4th day of August, 19 69

Linda G. Carter, Notary Public.

Commission expires 4-22-72

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 AUG-5¢ CONV, 19 16,428.60

AUG-5¢ S'TAX A* 42.64

AUG-5¢ PR'FEE A* .50

AUG-5¢ W'DEED A* 3.00 * 46

Notary Public.

Commission expires