Mail to Grantor

WARRANTY DEED

BOOK 4366 PAGE 697

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Downs (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 116-5
220 Olive Branch Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	Par. 29
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Fifty Nine Thousand Five Hundred and No/100 (59,500.00)---------- *Dollars,*

cash in hand paid by Michael J. Downs and wife, Karen Marie Downs the receipt of which is hereby acknowledged,

we, George W. Smith and wife, Jane A. Smith

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

Michael J. Downs and wife, Karen Marie Downs , their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot NO. 337 on the Plan of Hillwood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said County, described as follows:
Beginning on the northerly margin of Olive Branch Drive at the corner of Lots Nos. 332 and 337; thence with the line between said two lots, northwardly 185 feet to the corner of lots Nos. 332, 333 and 337; thence with the line between said lots Nos. 333 and 337, northeastwardly 152.7 feet to the corner of lots Nos. 333, 335 and 337; thence with the line between said lots Nos. 335 and 337, southeastwardly 124.7 feet to the corner of lots Nos. 337 and 338; thence with the line between said two lots, southwardly 289.3 feet to the northerly margin of said Olive Branch Drive; thence with same, westwardly 177 feet to the beginning.
Being the same real property conveyed to George W. Smith and wife, Jane A. Smith by deed from James E. Patterson and C. F. Fox, of record in book 2961, page 333, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 18th day of September 19 69

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is { unimproved (X) improved } property, known as 220 Olive Branch Drive, Nashville, Tennessee (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

Michael J. Downs and wife, Karen Marie Downs , 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Michael J. Downs and wife, Karen Marie Downs , their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 18th *day of* September , 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

George W. Smith

Jane A. Smith

This Instrument Was Prepared By

Of The Law Firm Fedigo & Faindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enney, *a Notary Public in and for said County and State,* George W. Smith and wife, Jane A. Smith

the within named 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* 18th *day of* September, *19*69.

Commission expires June 6, 1972 Mary Enney *Notary Public*

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 .....

Return to Guaranty Title
G-20532?
018,773-7

WARRANTY DEED

FROM

George W. Smith et ux

TO

Michael J. Downs et ux

A 54799

IDENTIF. REFERENCE

SEP 19 2 30 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.--S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

SEP 19 69	CONV	59,500.00				
SEP 19 69	S'TAX		A*	154.70		
SEP 19 69	PR'FEE		A*	.50		
SEP 19 69	W'DEED		A*	3.00	*	158.20