ATC -154703

BOOK 4389 PAGE 366

Send Tax Bills to New Owners:
Fred E. Causey, Jr., and
Frances R. Causey
3100 Franklin Road
Nashville, Tennessee 37204

Property is unimproved.

This instrument was prepared by:
Reau E. Folk, Jr., Atty.
112 Stahlman Building
Nashville, Tennessee 37201

Field Book No.

Map Parcel No. MAP 160-C
PAR 36

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I. J. B. DOWNEY, TRUSTEE, with full power, have bargained and sold, and by these presents do transfer and convey unto FRED E. CAUSEY, JR., and sister, FRANCES R. CAUSEY, as joint tenants, with the right of survivorship, and to the heirs and assigns of the survivor of them, a certain tract or parcel of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 196 on the Map showing the Addition to Section One, Oak Hill Estates, as of record in Book 4300, page 23, Register's Office for said County.
>
> Said Lot No. 196 fronts 222.79 feet on the westerly side of U. S. Highway 31 (Franklin Road) and runs back between lines 446.02 feet on the southerly side and 344.10 feet on the northerly side to a line in the rear measuring 245 feet thereon.
>
> Being part of the property conveyed to J. B. Downey, Trustee, with full powers, by deed from Sarah S. Stengel, et al., as of record in Book 3992, page 756, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRED E. CAUSEY, JR., and sister, FRANCES R. CAUSEY, as joint tenants, and to the heirs and assigns, forever, of the survivor of them.

And I do covenant with the said FRED E. CAUSEY, JR., and sister, FRANCES R. CAUSEY, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, J. B. DOWNEY, TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said FRED E. CAUSEY, JR., and sister, FRANCES R. CAUSEY, AND to the heirs and assigns of the survivor of them, against the lawful claims of all persons.

WITNESS my hand this 22nd day of December, 1969.

J. B. Downey, Trustee

J. B. Downey, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, Reau E. Folk, Jr., a Notary Public, in and for the state and county aforesaid, personally appeared the within named J. B. Downey, Trustee, the 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, the 22nd day of December, 1969.

Reau E. Folk Jr.

Notary Public

My commission expires: July 26, 1970

REAU E. FOLK JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE:

COUNTY OF DAVIDSON: BOOK 4389 PAGE 368

The actual consideration or value, whichever is greater for this transfer is $15,500.00.

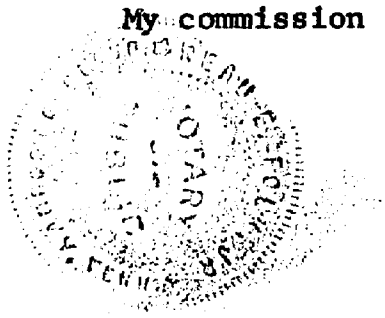
Frances R. Cause
Affiant

Sworn to and subscribed before me,

this the 22nd day of December, 1969.

Ruan E Falls Jr
Notary Public

My commission expires:



J. B. DOWNEY, TRUSTEE,
with full power

TO:

FRED E. CAUSEY, JR., and
sister, FRANCES R. CAUSEY

WARRANTY DEED

DEC 31 9
DEC 31 68 STAX CONV 15,500.00
DEC 31 68 PRFEE A* 40.30
A* .50
WDEED A* 6.00 * 46.80

BOOK 4389 PAGE 369

A 6 4 8 9 1 1

IDENT. REFERENCE

Dec 31 12 14 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

LAW OFFICES
REAU E. FOLK, JR.
SUITE 112, STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Felix Reau Folk