BOOK 4582 PAGE 294 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Mrs. Wayne Downs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Feb, 1972

Notary Public

MY COMMISSION EXPIRES: 8/7/73
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne H. Downs (NAME)	Valsan Industries Inc (NAME)	MAP 119-2
504 Dunaillie St (STREET ADDRESS OR ROUTE NUMBER)	J. C. Brandywood Bldg (STREET ADDRESS)	Par. 229
Nash. Tenn (CITY) (STATE) (P. O. ZIP)	Nash. Tenn (CITY) (STATE) (ZIP)	GDA 44060

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, Gary L. Pierce and wife, Johnnie Sue Pierce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne H. Downs and wife, Bobby J. Downs

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:

Land in Davidson County, Tennessee, being Lot No. 193 on the Map of Sterling Heights, Section 5, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 193 fronts 100 feet on the southerly side of Jonell Drive and runs back 162.4 feet on the west line and 130.2 feet on the east line to a dead line, on which it measures 101.9 feet.

Being the same property conveyed to Gary L. Pierce and wife, Johnnie Sue Pierce, by deed from, Charles F. Clark and wife, Mollie I. Clark, as of record in Book 3869, page 385, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3869, page 385, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 63 Jonell Drive, Nashville, Tennessee
(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 28th day of February, 1972

Gary L. Pierce

Johnnie Sue Pierce

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Pierce and wife, Johnnie Sue Pierce

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 28th day of February 19 72

Commission expires 8/72

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 (his oath / their several oaths) acknowledged (himself / themselves) 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 8/72

Notary Public

WARRANTY DEED

FROM
Gary L. Pierce, et ux

TO
Wayne H. Downs, et ux

B 5 1 2 3 8

IDENTIF. REFERENCE

MAR 8 3 39 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-8 72	CONV	10,500.00			
MAR-8 72 S TAX			A*	27.30	
MAR-8 72 PR FEE			A*	.50	
MAR-8 72	W DEED		A*	4.00	* 31.80