THIS INSTRUMENT PREPARED BY BOULT, CUMMINGS, CONNERS & BERRY
James I Vance Berry, Attorney — 700 American Trust Bldg. Nashville, Tennessee 37201

# WARRANTY DEED

BOOK 4620 PAGE 560

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dr. & Mrs. William L. Downey (NAME:) | Same (NAME:) | |
| 2128 Golf Club Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 117-7 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 159 pt |

*For and in Consideration of the sum of*

----Ten and no/100 ($10.00)----------*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Creason Clayton has

JUL 20 72 CONV 75,650.29
JUL 20 72 S'TAX A* 196.82
JUL 20 72 PR'FEE A* .50
JUL 20 72 W'DEED A* 6.00 * 203.32

*~~have~~ bargained and sold, and by these presents do transfer and convey unto the said* William L. Downey, M. D. *and wife,* Danya K. Downey, *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 certain building sites identified as Property Map No. 159, as shown on the Plan of Gloucester Square, as of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Creason Clayton by deed from Gloucester Square Cooperative Corporation and Town Properties, Inc., of record in Book 4553, page 421, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Taxes for the year 1972, which have been prorated.

2. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, building restrictions, limitations, repurchase options, burdens and other undertakings, including the rights and interests of other building site owners and condominium owners within Gloucester Square, and including also the requirement that all owners of building sites and condominium units within Gloucester Square be members of the Gloucester Square Cooperative Corporation, subject to assessment for the payment of costs incident to the maintenance of common areas and administration expenses of the corporation, and providing for a lien to secure the payment thereof, all as contained in an instrument executed by Gloucester Square Cooperative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,650.29

Subscribed and sworn to before me, this the 29th day of June 19 72.

Danya K. Downey
Affiant

My commission expires: 12/5/72 (Affix Seal)

Notary Public

Corporation, et al, dated October 20, 1971, and recorded in Book 4548, page 217, said Register's Office.

3. Set back lines, easements, access limitations and conditions of the owner's certificate, as shown on the recorded plan of Gloucester Square of record as aforesaid.

4. Access easements between the premises and public rights of way are shown on the recorded plan of Gloucester Square and are reserved on said plan for the common use of all building site and condominium owners, and such easements are granted to the Grantee, or Grantees, by this conveyance to be used and enjoyed by the Grantee, or Grantees, his or their guests, invitees, heirs, successors and assigns.

Gania Rose Clayton, wife of the Grantor herein named, joins in this instrument for the purpose of conveying any marital rights which she may have in said property.

unimproved ( )
This is improved ( X ) property, known as 2128 Golf Club Lane (House Number) (Street) Nashville, Tennessee. P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* William L. Downey and wife, Danya K. Downey, their *heirs and assigns, forever.*

*And* grantor*es* *do/covenant with the said* Grantees *that* he is *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 forth hereinabove.

*And* Grantor does *further covenant and bind* himself, his *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.*

*Witness* our *hands this* 29th *day of* June, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Creason Clayton

Gania Rose Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Fran Oglesbee, a Notary Public in and for said County and State, the within named Creason Clayton and wife, Gania Rose Clayton,

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 29th day of June, 1972.

Fran Oglesbee, Notary Public.

Commission Expires 12-5-72

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STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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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.....

IDENTIF. REFERENCE
Jul 20 2 21 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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