WARRANTY DEED

BOOK 4625 PAGE 586

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George S. Downing	Same	MAP 41-4
(NAME)	(NAME)	PAR. 99
4064 Marydale Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207		M.P.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty One Thousand Three Hundred and No/100 ----------($41,300.00)---------- *Dollars,*

cash in hand paid by George S. Downing and wife, Alyce M. Downing, the receipt of which is hereby acknowledged,

This Instrument Was Prepared By

Danny W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

Colony Homes, Inc., a Tennessee Corporation,

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

George S. Downing, and wife, Alyce M. Downing, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Metropolitan Councilmanic District, (formerly 10th Civil District), of Davidson County, Tennessee, being lot No. 158, Dalemere Subdivision, Section 7, as recorded in book 3700, page 123, Register's Office for said County, and being more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Marydale Drive where said drive is intersected by the A. C. Dale-John D. Brown property line; thence southerly with said margin of said drive 39.41 feet to a concrete monument; continuing through said monument 224 feet to a monument; thence southwesterly around the curve of the intersection of Mary dale Drive and Browndale Court, 39.27 feet to a concrete monument; thence north 64° west with the northerly margin of Browndale Court 140 feet to an iron pin; thence North 26° east 219.28 feet to an iron pin in the A. C. Dale-John D. Brown property line; thence south 86° 51' east with said property line, 177.67 feet to the point of beginning.

Being the same property conveyed to Colony Homes, Inc. by deed from John E. Roberts and wife, Janice S. Roberts, of record in book 4524, page 636, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 41,300.00

Subscribed and sworn to before me, this the 4th day of August 19 72

Affiant George S. Downing

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ensey

This is ( ) unimproved (X) improved property, known as 4064 Marydale Drive, Nashville, Tennessee 37207 (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

George S. Downing and wife, Alyce M. Downing, their

(successors), heirs and assigns forever. Grantor does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said*

George S. Downing and wife, Alyce M. Downing, their

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

Witness our hand s *this* 4th *day of* August, 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.*

Colony Homes Inc. by H. J. Cobb Jr.

Pres.

BOOK 4625 PAGE 587

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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..... Tennessee, this ..... day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary E Noey, a Notary Public of the State and County aforesaid, personally appeared H. A. Cobb, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Colony Homes, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in Nashville, Tennessee this 4th day of August, 19 72.

Mary E Noey Notary Public

Commission expires 4/25/76

AUG-7'72	CONV	41,300.00			
AUG-7'72	S'TAX		A*	107.38	
AUG-7'72	PR'TEE		A*	.50	
AUG-7'72	W'DEED		A*	4.00	* 111.88

PLEASE RETURN TO 73-21675
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Colony Homes, Inc.
TO
George S. Downing et ux.

B 70417

IDENTIF. REFERENCE

AUG 7 2 13 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE