This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 4806 PAGE 666

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS R. DOWNEY, ETUX	same	Map 18-3
(NAME)	(NAME)	
214 Pear Orchard Drive		Parcel 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, JAMES P. SANDUSKY AND WIFE, MAYDELLE C. SANDUSKY,

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

THOMAS R. DOWNEY AND WIFE, VERNELLE H. DOWNEY, their

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

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Connell Hills Subdivision, as of record in Book 2900, page 141, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 154.8 feet on the southwesterly margin of Pear Orchard Drive and extends back between lines 354.7 feet on the north westerly line and 386.3 feet on the southeasterly line to a dead line in the rear on which it measures 108.0 feet.

Being the same property conveyed to James P. Sandusky and wife, Maydelle C. Sandusky, by deed from John David Katzer and wife, Joan K. Katzer, of record in Book 4314, page 193, 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 $ 30,000.00

Subscribed and sworn to before me, this the 15th day of April 19 74

Affiant Thomas R. Downey

My commission expires: 5-2-77 (Affix Seal)

Notary Public Marie W Butterworth

This is unimproved ( ) improved (XXX) property, known as 214 Pear Orchard Drive, Goodlettsville, 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

grantees, 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,* except as appears of record.

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

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

Witness our *hand* S *this* 15th *day of* April, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James P. Sandusky Maydelle C. Sandusky

BOOK 4806 PAGE 667

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES P. SANDUSKY and wife, MAYDELLE C. SANDUSKY *the within named 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 Goodlettsville, *Tennessee, this* 15th *day of* April, *19*74.

Maxine W. Butterworth *Notary Public*

Commission expires 5-2-77

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 .....

APR 17 74	CONV	30,000.00			
APR 17 74	S'TAX		A*	78.00	
APR 17 74	PR'FEE		A*	.50	
APR 17 74	W'DEED		A*	4.00	* 82.50

WARRANTY DEED

FROM

JAMES P. SANDUSKY, ET UX

TO

THOMAS R. DOWNEY, ET UX

C 5 0 3 1 7

IDENTIF. REFERENCE

APR 17 9 42 AM '74

FELIX E. W[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115