BOOK 4814 PAGE 468 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF May 19 74

Notary Public

MY COMMISSION EXPIRES: 7/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cyril Norman Smith et ux	The Lomas & Nettleton Company	13DA-68545
(NAME) 3222 Holland Lane	(NAME) Post Office Box 964	Map 80-8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37208	(STREET ADDRESS) Virginia Beach, Va. 23451	Parcel 120
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JERRY ROBERT DOWNING and wife, JANIE JOHNS DOWNING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CYRIL NORMAN SMITH and wife, WILLIA D. SMITH

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. 293 on the Plan of Section Two Bordeaux Hills, of record in Book 3600, page 7, Register's Office for said County.

SAID Lot No. 293 fronts 54 feet on the easterly side of Holland Lane, and extends back 120.91 feet on the northerly line and 124.5 feet on the southerly line, to a dead line in the rear, which is a broken line on which it measures 62.39 feet.

BEING the same property conveyed to Jerry Robert Downing and wife, Janie Johns Downing, by deed from Andrew Ewing, Trustee of record in Book 3616, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3537, page 105, said Register's Office; any and all easements and setback lines as set forth on the above plan of record.

This conveyance is further subject to the lien of 1974 taxes, not yet due and payable, which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 3222 Holland Lane, Nashville, Tennessee 37208
(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 8th day of May, 19 74

X Janie Johns Downing
Janie Johns Downing

X Jerry Robert Downing
Jerry Robert Downing

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Robert Downing and wife, Janie Johns Downing

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 8th day of May, 19 74

Commission expires 7/20/76

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) as such _____ and (they) _____, 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 _____

Notary Public

WARRANTY DEED

FROM
JERRY ROBERT DOWNING et ux

TO
CYRIL NORMAN SMITH et ux

C 53875

T
IDENTIF. REFERENCE

MAY 10 3 58 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 10	CONV	16,500.00			
MAY 10	S'TAX		A*	42.90	
MAY 10	PR'FEE		A*	.50	
MAY 10	W'DEED		A*	4.00	* 47.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.