This Form furnished by Attorneys Title Company, Inc.

BOOK 4825 PAGE 541 Form No. WD-2

FROM

JANIE ANN DOWNS

TO

CLAYTON T. CARDWELL ET UX,

LINDA S. CARDWELL

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

For draftsman's use

This instrument prepared by:

JOHN G. DOAK, ATTORNEY
2525 Lebanon Rd.
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAYTON T. CARDWELL (NAME)	LOMAS & NETTLETON (NAME)	
620 Paces Ferry Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 926 (STREET ADDRESS)	96-11
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP)	150

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUN 17 2 10 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,837.19 X Clayton Cardwell
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1974

Helen Sanders
Notary Public

MY COMMISSION EXPIRES: 11/[illegible]

(AFFIX SEAL)

HELEN SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

65008

For and in Consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated 25 March, 1971 of record in Book 4797, page 516, Register's Office for Davidson County, Tennessee in the original principal amount of $18,700.00

Janie Ann Downs have bargained and sold, and by these presents do transfer and convey unto the said Clayton T. Cardwell and wife, Linda S. Cardwell 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. 76 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.

SAID Lot fronts 75 feet on the west side of Paces Ferry Drive and runs back 160.39 feet on the north line and 158.79 feet on the south line to a dead line in the rear on which it measures 75 feet.

BEING the same property conveyed to Brent Q. Downs and wife, Janie Ann Downs by deed from Stephen Heins and wife, Mildred L. Heins, as of record in Book 4489, page 723, Register's Office for Davidson County, Tennessee; the said Brent Q. Downs having since died.

GRANTOR further transfers and conveys unto grantees the funds held in escrow by Lomas & Nettleton and does hereby authorize Lomas & Nettleton to transfer the existing insurance on the premises to grantees.

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BOOK 4825 PAGE 542

WD-2

This is improved XX ( ) unimproved property, known as 620 Paces Ferry Rd. Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 heirs and assigns, forever.

And I do covenant with the said grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself heirs and representatives, to warrant and forever defend the title to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of June, 19 74

X Janie Ann Justice Downs
JANIE ANN DOWNS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie Ann Downs

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 19 74

Helen L. Sanders Notary Public.

HELEN L. SANDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 11 August 1976

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 himself 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 .

JUN 17 CONV 27,837.19
JUN 17 S TAX A* 72.28
JUN 17 RFEE A* .50
JUN 17 W DEED A* 4.00 * 76.78

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

, Notary Public.

Commission expires

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