BOOK 4897 PAGE 981

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,950.00

Leslie J. Downes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 19 75

Notary Public

MY COMMISSION EXPIRES: 11-26-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tenn. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie J. Downes et ux (NAME)	The Lomas & Nettleton Company (NAME)	5DU-46976
3933 East Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	Map 148-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Parcel 15

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, Paul Hansell, Executor of the estate of William Clyde Layne, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESLIE J. DOWNES and wife, ANNETTE DOWNES

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:

BEING Lot No. 147 on the Map of Locustwood, Section Two, as of record in Book 2331, page 147, Register's Office for said County. SAID Lot No. 147 fronts 74 feet on the westerly side of East Ridge Drive and runs back 238.5 feet on the northerly line and 238 feet on the southerly line to a dead line in the rear, measuring 74 feet thereon.

BEING the same property conveyed to W. C. Layne and wife, Marie Layne; by deed from Carl H. Castleman, as of record in Book 2881, page 295, Register's Office for said County. The said W. C. Layne and wife, Marie Layne, both having since died and the said Marie Layne, having predeceased the said W. C. Layne. Under the terms of the will of W. C. Layne (William Clyde Layne) of record in Will Book 112, Page 201, Probate Clerk's Office for Davidson County, Tennessee, the said Paul Hansell was named executor of said estate with power of sale of the subject property.

This conveyance is subject to restrictive covenants of record in Book 2601, Page 453, said Register's Office, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3933 East Ridge Drive, Nashville, Tennessee
(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 my hand this 7th day of March, 19 75

Paul Hansell, Executor

Paul Hansell, Executor

STATE OF Arkansas
Crittenden County

BOOK 4897 PAGE 982

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Hansell, Executor of the estate of William Clyde Layne

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Arkansas, Tennessee, this 11 day of March 1975

My Commission Expires March 15, 1977

Commission expires

May P. Ferguson
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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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

Box # 4

WARRANTY DEED

FROM
PAUL HANSELL, EXECUTOR

TO
LESLIE J. DOWNES and wife,
ANNETTE DOWNES

C 91483

IDENTIF. REFERENCE

MAR 21 11 25 AM '75

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 21 75	CONV	22,950.00			
MAR 21 75	S'TAX		A*	59.54	
MAR 21 75	PR'FEE		A*	.50	
MAR 21 75	W'DEED		A*	4.00	* 64.04