BOOK 4901 PAGE 386

This instrument was prepared by
Young, Williams, Henry & Saindon
Of The Law Offices of Stahlman Building Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Paul M. Downing et ux.	Guaranty Mortgage Company	8DA-25243
(NAME) 665 James Avenue	(NAME) First American Center	91-5-198
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------($10.00) ----------

Dollars,

cash in hand paid by Paul M. Downing and wife, Olivia Y. Downing, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Paul M. Downing and wife, Olivia Y. Downing have assumed and agree to pay the unpaid balance of an original indebtedness of $19,300.00 secured by deed of trust of record in book 4781, page 993, Register's Office for Davidson County, Tennessee,

We, Joseph H. Haun and wife, Brenda J. Haun,

have this day bargained and sold, and do hereby transfer and convey unto the said
Paul M. Downing and wife, Olivia Y. Downing, their

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

Being Lot No. 20 on the Plan of the Resubdivision of Lot No. 3, West Nashville Annex, as of record in Book 4175, page 112, Register's Office for said County.

Said Lot fronts 78 feet on the northwesterly side of James Avenue and extends back 103.21 feet on the northeasterly line and 80 feet on the southwesterly line to a dead line and measures 81.36 feet thereon.

Being the same property conveyed to Joseph H. Haun and wife, Brenda J. Haun, by deed from James T. Lynn, Secretary of Housing and Urban Development of Washington, D. C., of record in Book 4781, page 991, 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 $ 22,000.00

Subscribed and sworn to before me, this the 3rd day of April 19 75

Affiant Paul M. Downing

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

Notary Public Mary Ann Gray

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 665 James Avenue, Nashville, 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
Paul M. Downing and wife, Olivia Y. Downing, 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 above set out, and taxes for 1975 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul M. Downing and wife, Olivia Y. Downing, their

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

Witness our *hand* s *this* 3rd *day of* April, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph H. Haun

Brenda J. Haun

BOOK 4901 PAGE 387

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Joseph H. Haun and wife, Brenda J. Haun,

the within named bargainors, 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 3rd day of April, 19 75

Mary Ensley
Notary Public

Commission expires 4/25/76

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

PLEASE RETURN TO
RICAN TITLE INS. CO.
MERICAN TRUST BLDG.
ASH. 37238 Phone 255-4631 225804

WARRANTY DEED

FROM
Joseph H. Haun et ux.

TO
Paul M. Downing et ux.

C 93041

IDENTIF. REFERENCE

APR 3 2 41 PM '75

FELIX E. NIXON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

APR-3 75	CONV	22,000.00				
APR-3 75	S'TAX		A*	57.20		
APR-3 75	PR'FEE		A*	.50		
APR-3 75	W'DEED		A*	4.00	*	61.70