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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,200.00

Affiant IRA DOWNS, JR.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May, 1975.

Notary Public Robert L. Wells

MY COMMISSION EXPIRES: 4-3-76

(AFFIX SEAL)

This [illegible] prepared by
EDWARD SEROTA, Attorney at Law
102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira Downs, Jr., et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 148-13
3938 Creekside Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 49
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	5DU 44504

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, LARRY W. PERRY and wife, RUTH D. PERRY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRA DOWNS, JR., and wife, KATHRYN S. DOWNS

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. 164 on the Plan of Locustwood, Section 5, as of record in Book 2663, page 43, Register's Office for said County.

SAID Lot No. 164 fronts 140 feet o n the easterly side of Creekside Drive and extends back 260.5 feet on the northerly line and 276.4 feet on the southerly line, to a dead line in the rear on which it measures 140 feet thereon.

BEING the same property conveyed to Larry W. Perry and wife, Ruth D. Perry by deed from Paul Raymond Maxwell and wife, Prilla Faye Maxwell, of record in Book 4523, page 457, Register's Office for Davidson County, Tennessee,

This conveyance is subject, however, to any and all easements and rights of way of public record.

This is unimproved ( ) improved (XX) property, known as 3938 Creekside Drive, Nashville, Tn. 37211
(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 23rd day of May, 1975

Larry W. Perry
LARRY W. PERRY

Ruth D. Perry
RUTH D. PERRY

STATE OF SALT LAKE County } UTAH

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Personally appeared before me, Gail R. MacKay, a Notary Public in and for said County and State, the within named LARRY W. and RUTH D. PERRY

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 SALT LAKE City, UTAH ~~Tennessee~~, this 23RD day of May 1975

Commission expires Aug. 11, 1978 ✓ Gail MacKay
Notary Public

STATE OF TENNESSEE }
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) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

TO

D 0 1 0 0 1

IDENTIF. REFERENCE

JUN 4 9 23 AM '75

FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

JUN-4-75	CONV	23,200.00			
JUN-4-75	S'TAX		A*	60.32	
JUN-4-75	PR'FEE		A*	.50	
JUN-4-75	W'DEED		A*	4.00	* 64.82