BOOK 4931 PAGE 883 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,977.80

James W. Short
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF June 1975.

Notary Public

MY COMMISSION EXPIRES: 2-3-79

(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, NAME P.O. Box 15324, Nashville, Tennessee 37215 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Short et ux (NAME)	Same (NAME)	21-153
Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14D-41350
Franklin, Tennessee 37064 (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 R. DOWNING AND WIFE, JANIE J. DOWNING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. SHORT AND WIFE, MARY CATHERINE A. SHORT

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 the 14th Civil District of Davidson County, Tennessee, being described according to a survey by Albert D. Quillen as follows:

BEGINNING at an iron stake in the center of Knipfer Road, being the northeast corner of the Carl Moore property; thence south 86° east with Lot No. 2 of the Short property 61 feet to a stake; thence with the same north 4° east 172 feet to a stake; thence along the northerly margin of the said Lot No. 2 of the Short property, south 86° east 650 feet to a point, being the westerly line of the John Kolz property; thence with said line north 4° east 235 feet to a stake, and north 18° east 150 feet to an iron pin in the southerly margin of the Potter property as of record in Book 3431, page 511, Register's Office for Davidson County, Tennessee; thence along said line north 86° west 824 feet to a stake in the easterly line of the Carl E. Moore property; thence along said line south 4° west 553 feet to a stake; thence south 79° east 99 feet to the point of beginning, containing 7.5 acres, more or less.

BEING the same property conveyed to Jerry R. Downing and wife, Janie J. Downing, by deed from Lena P. Neal, a widow, of record in Book 4617, page 963, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Knipfer Road (House Number) (Street) Nashville, Tennessee 37218 (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 30th day of June, 19 75

Jerry R. Downing

Janie J. Downing

BOOK 4931 PAGE 884

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry R. Downing and Janie J. 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 30 day of June 19 75

Commission expires 4/1/30 1975

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 / 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

JERRY R. DOWNING ET UX

TO

JAMES W. SHORT ET UX

D 0 6 7 6 1

IDENTIF. REFERENCE

JUL 15 10 01 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

JUL 15 75	CONV	*8,977.80				
JUL 15 75	S'TAX		A*	23.40		
JUL 15 75	PR'FEE		A*	.50		
JUL 15 75	W'DEED		A*	4.00	*	27.90