FORM NO. WD-1

BOOK 4944 PAGE 483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 1975.

Notary Public

MY COMMISSION EXPIRES: 5/31/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Theodore E. Carver, 107 Parkway Towers, Nashville, Tennessee, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Downing (NAME)	Home Federal S+L (NAME)	148-8
4550 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	4th Avenue (STREET ADDRESS)	145
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (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, James H. Kirby, Jr., and wife, Shirley A. Kirby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Downing, and wife, Sherry M. Downing

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 25, Oakwood Terrace Subdivision, a plat of which is recorded in Plat Book 4460, Pages 54 & 55, Register's Office of Davidson County Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to grantors by virtue of a warranty deed of record in Book 4841, Page 566, register's office of Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4786, Page 91, Register's Office of Davidson County, Tennessee, to Home Federal S&L and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 4550 Artelia 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 their hands this 11th day of August, 1975

James H. Kirby, Jr.

Shirley A. Kirby

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Kirby, Jr., and wife, Shirley A. Kirby

the 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, Davidson County, Tennessee, this 11th day of August 19 75

Commission expires 5/31/77

(Barbara Kulyaki)
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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

TO

D I 2 4 4 9

IDENTIF. REFERENCE

AUG 22 1 21 PM '75

FELIX E. NELSON, REGISTER
DAVIDSON COUNTY, TENN.

Full Box 9.

AUG22'75	CONV	27,000.00				
AUG22'75	S'TAX		A*	70.20		
AUG22'75	PR'FEE		A*	.50		
AUG22'75	W'DEED		A*	4.00	*	74.70