FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Jerry D. Livingston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 1975

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Livingston (NAME)	Mortgage Associates, Inc. (NAME)	GO 07391
213 Shevel Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	Map. 25 - 8
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30341 (CITY) (STATE) (ZIP)	Par. 64

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, ALFRED R. DOWNEY and wife, ESTELLE C. DOWNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY D. LIVINGSTON and wife, BARBARA SUE LIVINGSTON

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. 110 on the Plan of Ranchwood Estates, Section One, as of record in Book 2900, page 125, Register's Office for said County.

SAID Lot fronts 120 feet on the northerly side of Shevel Drive and runs back 325.55 feet on the easterly line and 302.95 feet on the westerly line to a dead line in the rear measuring 152.5 feet thereon.

BEING the same property conveyed to Alfred R. Downey and wife, Estelle C. Downey by deed from H. A. Swift and wife, Margaret Craig Swift of record in Book 3105, page 521, Register's Office for said County.

STATE OF TENNESSEE

This is improved ( ) unimproved (X) property, known as 213 Shevel Drive, Goodlettsville, Tennessee, 37072
(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 22nd day of August, 19 75

Alfred R. Downey

Estelle C. Downey

C 10n

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 Alfred R. Downey and wife, Estelle C. Downey

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, Tennessee, this 22nd day of August, 1975.

Commission expires 2-5-77

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

ALFRED R. DOWNEY, et ux

TO

JERRY D. LIVINGSTON, et ux

D 12936

IDENTIF. REFERENCE

AUG 26 3 20 PM '75

FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TENN.

AUG 26 75	CONV	36,500.00		
AUG 26 75	S'TAX		A*	94.90
AUG 26 75	PR'FEE		A*	.50
AUG 26 75	W'DEED		A*	4.00
			*	99.40

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.

Box 8

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201