Please Return to:
THOMAS, [illegible]
107 PARKWAY TOWERS
JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37219

BOOK 4994 PAGE 458 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 76

Barbara Lubinski
Notary Public

MY COMMISSION EXPIRES: 5/31/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J.B. Downey, Jr Rt 5 Royal Oaks Blvd Franklin Tenn 37064
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve M. Hays (NAME)	The Lomas & Nettleton Co. (NAME)	103-9
809 Kendall Dr (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4231 (STREET ADDRESS)	48
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	Houston, Texas, 77014 (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, J.B. Downey & Sons, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve M. Hays and wife Brenda Hays

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 #48 on the plan of Brookside Courts, Section IV, Addition IV as of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a detailed description.

Being the same property conveyed to J.B. Downey and Sons, Inc from Togo I Uchida and wife Mary R Uchida of record in Book 3532, page 335.

This conveyance is subject to taxes for 1976, which have been prorated, restrictive covenants of record, if any, and the plat of record showing easements and set back lines.

This is unimproved ( ) improved (X) property, known as 809 Kendall 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 Our hand this 30th day of January, 1976

J. B. Downey & Sons Inc

By J. B. Downey, V-Pres

STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

BOOK 4994 PAGE 459

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of 19

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J.B. Downey with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the vice-president of the the within named bargainor, a corporation, and that (he) as such vice-president 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 J.B. Downey as such Vice-President, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of January, 19 76

My commission expires 5/31/77

Barbara Kulczycki
Notary Public

BARBARA KULCZYCKI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM J.B. DOWNEY AND SONS, INC

TO STEVE AND BRENDA HAYS

D 34909

IDENTIF. REFERENCE

FEB 5 12 17 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-5[illegible]	CONV	32,500.00			
FEB-5[illegible]	S'TAX		B*	84.50	
FEB-5[illegible]	PR'FEE		B*	.50	
FEB-5[illegible]	W'DEED		B*	4.00	* 89.00

[illegible] COUNTY REGISTER'S OFFICE NASHVILLE, TENNESSEE

[illegible]