Prepared by:
Emmett Russell III
First American National Bank
Nashville, Tennessee 37237

BOOK 4994 PAGE 665

New Owner:
Jesse W. Downey et ux
Mary Downey
100 46th Ave. North
Nashville, Tenn.

Send Tax Bills To:
Jesse W. Downey
100 46th Ave. N.
Nashville, Tenn.

123-B
52
PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-Nine Thousand, Five Hundred Dollars ($49,500.00) cash in hand paid by Jesse W. Downey and wife, Mary Downey, and other good and valuable considerations, receipt of all of which is hereby acknowledged, First American National Bank of Nashville as Executor Under the Will of William E. Lewis, but not further or otherwise, has bargained and sold, and by these presents does transfer and convey unto the said Jesse W. Downey and wife, Mary Downey, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block No. 28 on the Plan of the Sylvan Parks Subdivision which Plan is of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, more fully described as follows:

Beginning at a point in the easterly margin of 46th Avenue North, formerly called 5th Street, said beginning point being 172 feet south of the southeast corner of said 46th Avenue North, and Colorado Avenue; thence easterly along the southerly margin of an alley 140 feet, more or less, to a point in an alley; thence at right angles southerly along the westerly margin of said alley 225 feet, more or less, to the northerly margin of the Murphy Road, in the curve which connects with said 46th Avenue North, thence in a westerly and northwesterly and northerly direction around said curve of the Murphy Road, and 46th Avenue No. 250 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jesse W. Downey and wife, Mary Downey, their heirs and assigns, forever.

And it does covenant with the said Jesse W. Downey and wife, Mary Downey, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And First American National Bank of Nashville, as Executor Under the Will of William E. Lewis, but not further or otherwise, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Jesse W. Downey and wife, Mary Downey, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, First American National Bank of Nashville has caused this instrument to be executed and its corporate seal to be affixed and attested hereto by its duly authorized officers on this 4th day of February, 1976.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE,
EXECUTOR, ESTATE OF WILLIAM E. LEWIS

By: Emmett Russell Trust Officer

ATTEST:

Lillian T. Beasley
Asst. V.P.

D 3 4 9 0

IDENTIFICATION REFERENCE

FEB 6 9 37 AM '76

REGISTER
DAVIDSON CO., TENN.

FEB-6%	CONV	49,500.00			
FEB-6% S TAX			B*	128.70	
FEB-6% PR FEE			B*	.50	
FEB-6%	W DEED		B*	6.00	* 135.20

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Steven C. Cavnar, a Notary Public in and for said State and County, Emmett Russell III and William K. Beasley, with whom I am personally acquainted and who upon oath acknowledged themselves to be a TRUST OFFICER and Asst. Vice President, respectively, of First American National Bank of Nashville, a national banking association, the within named bargainor, and that they as such TRUST OFFICER and Asst. V-Pres, being authorized so to do, executed the foregoing instrument on behalf of said bank, as executor but no further or otherwise, for the purposes therein contained by signing the name of the association thereto by Emmett Russell III as TRUST OFFICER and attesting same by William K. Beasley as Asst. Vice Pres., and affixing the corporate seal thereto.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 4th day of February, 1976.

Steven C. Cavnar
Notary Public

My Commission Expires:
January 21, 1979

STEVEN C. CAVNAR ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for for this transfer is $49,500.00.

Affiant Jesse W. Mooney

Subscribed and sworn to before me, this the 4th day of February, 1976.

My commission expires: Jan. 21, 1979

Steven C. Cavnar
Notary Public

STEVEN C. CAVNAR ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE