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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 28,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1976

Notary Public

MY COMMISSION EXPIRES: 1/29/79

(AFFIX SEAL)

"LIMITED WARRANTY DEED"

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUGH M. DOWNS, et ux (NAME)	Mortgage Associates, Inc. (NAME)	5DU-50318
4939 Olivia Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. #300 (STREET ADDRESS)	Map 162-2
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Parcel 23

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, KRAFTCO CORPORATION, a Delaware Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUGH M. DOWNS, et ux
PATRICIA A. DOWNS

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. 50 on the Plan of Colewood Acres, Section I, as of record in Book 3700, page 59, Register's Office for said County.

SAID Lot No. 50 fronts 87 feet on the westerly side of Olivia Drive and runs back 105.5 feet on the northerly line and 170. 5 feet on the southerly line and is a broken line, to a line in the rear, measuring 91.2 feet thereon.

BEING the same property conveyed to Kraftco Corporation, a Delaware Corporation, by deed from John Calvin Holton and wife, Margie Ann Holton of record in Book 5010, page 143, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4939 Olivia Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD [illegible] 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 [illegible] and have good right to bargain and sell the same in manner aforesaid, that the same is unincumbered except [illegible] and that we will forever warrant and defend the title to the said GRANTEES against the lawful claims of all persons whomsoever, except [illegible]

Witness its hand this 31st day of March, 1976

KRAFTCO CORPORATION, a Delaware Corporation,

Mary P. O'Brien
Assistant Secretary
Mary P. O'Brien

By: W. B. Jordan
W. B. Jordan, Vice President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, 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, S. N. Emmerich, a Notary Public within and for the State and County aforesaid, personally appeared W. B. Jordan and Mary P. O'Brien with whom I am personally acquainted and who upon (~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Vice-President and Ass't. Secretary respectively of the KRAFTCO CORPORATION the within named bargainor, a corporation, and that (~~he~~ they) as such Vice-President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. B. Jordan as such Vice-President, and attesting the same by the said Mary P. O'Brien as such Assistant Secretary.

Witness my hand and official seal at office at Glenview, Illinois on this the 31st day of March, 19 76

My commission expires June 12, 1976

S.N. Emmerich
Notary Public

NOTARY PUBLIC COOK COUNTY

D 45602

WARRANTY DEED

FROM
KRAFTCO CORPORATION

TO
HUGH M. DOWNS ET UX
PATRICIA A. DOWNS

IDENTIFICATION REFERENCE

APR 21 10 08 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 21 76	CONV	28,900.00			
APR 21 76	S'TAX		B*	75.14	
APR 21 76	PR'FEE		B*	.50	
APR 21 76	W'DEED		B*	4.00	* 79.64