BOOK 5031 PAGE 712

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 76.

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: ~~10-31-79~~ 11-13-79

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Jr, Attorney, Rt 9 Royal Oaks Blvd, Franklin, Tn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Downey Construction (NAME)	New Owner (NAME)	MAP 136-7
Rt 9 Royal Oaks Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 15
Franklin, Tn 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	M.P

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, Donald L. Fowler and wife Mary Elizabeth Fowler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Downey Construction Company

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. 18, Edgewater Drive on the plan of Priest Lake Park, Section II, as of record in Book 4175 pages 56, 57, and 58, Register's Office for said County, to which plan reference is herein made for a more detailed description.

Being the same property conveyed to Donald L. Fowler and wife Mary Elizabeth Fowler, by deed from Philhall Corp. in book 4409, page 443, said Register's Office.

This conveyance is made subject to restrictions of record in book 4317, page 17, R.O.D.C., Tennessee, and easements, set back lines, conditions of owners certificate, etc., as shown on plan of record in book 4175, pages 56, 57, and 58, R.O.D.C., Tennessee

unimproved ( )
This is improved (X) property, known as Lot 18 Edgewater Dr, 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 3rd day of June, 1976

Donald L. Fowler Mary Elizabeth Fowler

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 Donald L. Fowler and wife Mary Elizabeth Fowler 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 3 day of June 1976

Commission expires 11-13-1979

Teresa H. Fowler
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
DONALD L. FOWLER ET UX

TO
DOWNEY CONSTRUCTION CO

D 52087

IDENTIF. REFERENCE

JUN 3 3 56 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MO	CO 39,500.00
MS	WD 4.00
ST 102.70	TD
ST	CC
PF .50	MR
TOTAL 107.20	UCC