Loan # 111332-4

FORM NO. [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

BOOK 5058 PAGE 148

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Louis Downs, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	
906 Burchwood Ave. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	72-9
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	110

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, RICHARD WAYNE DOWNS, MAE BELL DOWNS, OFFIE R. DOWNS, III AND JOHN LOUIS DOWNS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN LOUIS DOWNS, JR. AND WIFE, DOROTHY SUE 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. 56 on the Map of Burchwood Estates extended, as fo record in Book 843, page 101, Register's Office for said County.

Said Lot No. 56 fronts 60 feet on the southerly side of Bruchwood Avenue and runs back between parallel lines 138 feet, more or less to a dead line.

Being the same property conveyed to Katherine C. Downs by deed from Joe Porter and wife, Floy Porter, of record in Book 3226, page 35, said REgister's Office, the said Katherine C. Downs having since died the property was devised by her in her will of record in Will Book 113, page 178, Probate Court Clerk's Office for Davidson County, Tennessee, a 1/2 undivided interest to Offie R. Downs, Jr., a 1/2 undivided interest to John Louis Downs, Jr. and a 1/4 undivided interest to Richard Wayne Downs. The said Offie R. Downs having since died, his interest in the property is now vested in his surviving spouse, Mrs. Mae Bell Downs, and his only heir-at-law, Offie R. Downs, III.

This is unimproved ( ) improved (X) property, known as 906 Burchwood Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) 37216 (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 30th day of July, 19 76

Richard Wayne Downs — Mae Bell Downs

Offie R. Downs, III — John Louis Downs, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 5058 PAGE 149

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Richard Wayne Downs, and John Louis Downs, Jr.

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 [illegible] day of [illegible] 19 76

My Commission Expires APRIL 27, 1977

Commission expires [illegible]

[illegible]
Notary Public

STATE OF TEXAS
County of TARRANT

Personally appeared before me, Sharon A Larson, a Notary Public in and for said County and State, the within named Offie R. Downs, III and Mae Bell Downs

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 Fort Worth, Texas, this 3RD day of August, 19 76

JUNE 1, 1977

Sharon A. Larson
Notary Public

Commission Expires [illegible]

Loan # 111332-4

WARRANTY DEED

FROM
Richard Wayne Downs, et al.

TO
John Louis Downs, Jr., et ux.

D 63573

IDENTIF. REFERENCE

AUG 17 10 28 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 17 76	CONV	10,500.00			
AUG 17 76 S'TAX			B*	27.30	
AUG 17 76 PB'FEE			B*	.50	
AUG 17 76	W'DEED		B*	4.00	* 31.80