BOOK 5061 PAGE No. 962

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40285.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 76

Notary Public

MY COMMISSION EXPIRES: 2-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Jr., Attorney, Rt 9. Royal Oaks Blvd. Franklin, Tenn 37064
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Conyers (NAME)	New Owner (NAME)	
3717 Edgewater Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	136-7
Nashville, Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15

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, Downey Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Patrick Conyers & wife Betty Jane

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.

In further consideration the said Patrick Conyers and wife Betty Jane Conyers have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a Deed of Trust executed by D onald L. Fowler and wife Mary Elizabeth Fowler to Vaden Lackey, Jr, Trustee of record in Book 4922 page 662, Register's Office for Davidson County, Tennessee, reference to which said instrument is herein made for a more particular description of said note and the terms and conditions of said Deed of Trust, the obligations of which are assumed by said grantees.

Being the same property conveyed to Downey Construction Company, by deed from Donald L. Fowler and wife Mary Elizabeth Fowler, in book 5031, page 712, 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.

This is unimproved ( ) improved (X) property, known as 3717 Edgewater Dr (House Number) Nashville, Tenn (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 24th day of August, 19 76

Downey Construction Co
By J. B. Downey Pres.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. S. CRUSER, a Notary Public in and for said County and State, the within named J. B. DOWNEY, JR.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 24 day of AUGUST 19 76

Commission expires 8/20/78

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

DOWNEY CONSTRUCTION COMPANY

TO

L. PATRICK CONYERS ET UX

D 6 4 8 5 2

IDENTIF. REFERENCE

AUG 25 11 09 AM '76

FELIX Z. MILLER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG25'76	CONV	40,285.66			
AUG25'76	S'TAX		B*	104.78	
AUG25'76	PR'FEE		B*	.50	
AUG25'76	W'DEED		B*	4.00	* 109.28