BOOK 5030 PAGE 573

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Charles B. Buchanan and wife,

Bessie M. Buchanan

TO

Nevin H. Downs and wife,

Myrtianne P. Downs

For draftsman's use

This Instrument was prepared

By

Caesar E. Urrutia, Attorney
325 Stahlman Bldg.
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nevin H. Downs	Nevin H. Downs	42-2
(NAME)	(NAME)	23
821 Summitt Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

D 78333

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

FEE PAID THE REGISTER DAVIDSON COUNTY, TENN.

Nov 23 12 34 PM '76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12.000.00 Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of Twelve Thousand and No/100 (12,000.00) DOLLARS

Cash in hand paid by Nevin H. Downs and wife, Myrtianne P. Downs, the receipt of which is hereby acknowledged, we, Charles B. Buchanan and wife, Bessie M. Buchanan

NOV23'76	CONV	12,000.00			
NOV23'76	S'TAX		B*	31.20	
NOV23'76	PH'FEE		B*	.50	
NOV23'76	W'DEED		B*	4.00	* 35.70

have bargained and sold, and by these presents do transfer and convey unto the said Nevin H. Downs and wife, Myrtianne P. Downs,

theri 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. 131 on the Plan of Bonnie - Brae Subdivision, Section Seven, as of record in Plat Book 4860, Page 104, Register's Office for Said County.

SAID Lot No. 131 fronts 225.12 feet on the east side of Falcon Drive and extends back between lines 174.9 feet on the north line and 270.0 feet on the south line to a dead line in the rear on which it measures 215.65 feet.

BEING part of the same property conveyed to Charles B. Buchanan and wife, Bessie M. Buchanan, by deed from Eva Scott Deal and others, of record in Book 2042, Page 97, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 5040, Page 471, and the setback line, easements and the General Notes and Warranty Clause shown on the Plat of record in Book 4860, Page 104, Register's Office for Davidson County, Tennessee, reference to which is hereby made as if the same were incorporated in this instrument, and a copy of said restrictions and Plat is hereby attached.

FOR Power of Attorney from Charles B. Buchanan to Bessie M. Buchanan see Book 4482, Page 124, Register's Office for Davidson County, Tennessee.

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WD-2

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nevin H. Downs and wife, Myrtianne P. Downs, their heirs and assigns, forever.

And We do covenant with the said Nevin H. Downs and wife, Myrtianne P. Downs 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.

And We, Charles B. Buchanan and wife, Bessie M. Buchanan do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Nevin H. Downs and wife, Myrtianne P. Downs, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19th day of October, 19 76

Charles B Buchanan
by Bessie M. Buchanan - attorney
Bessie M. Buchanan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carson E. Umstead, a Notary Public in and for said County and State, the within named Charles B. Buchanan and wife, Bessie M. Buchanan the bargainor s, 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, Tennessee, this 19th day of October, 19 76.

Carson E Umstead, Notary Public.

Commission expires May 10, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th, day of October, 1976, before me personally appeared Bessie M. Buchanan, to me known to be the person who executed the foregoing instrument in behalf of Charles B. Buchanan, and acknowledged that he executed the same as the free act and deed of said Charles B. Buchanan.

Witness my hand and official seal at my office at Nashville, Tennessee, on this the 19th, day of October, 1976.

Carson E Umstead
Notary Public

My Commission Expires: May 10, 1980.