FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1977

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John B. Downey 1864 Laurel Ridge Dr Nashville, Tn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOhn B. Downey, Jr (NAME)	Commerce Union Bank (NAME)	MAP 159-12
Lot 57 Cherrywood (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	PARCEL 14
Brentwood, Tn 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	OH 18430

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, J.B. Downey, Trustee: not individually or personally,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Downey, Jr & wife Brenda W. Downey

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:

Lot no. 57 on the plan of Oak Hill Estates, Section III as of record in Book 4860, page 3, 4 & 5, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description. As part of the consideration, the grantees herein agree to stabilize the drainage ditch in front of said lot and any ditches running through or adjacent to said lot, if any. Stabilization of said ditches shall be constructed in accordance with the roadway plans on file with the City of Oak Hill and with the requirements of the City of Oak Hill. The grantees shall be responsible for the maintenance of said ditches until the City assumes maintenance.

This conveyance is subject to taxes for 1977, restrictive covenants of record in Book 5010, pg. 245 and the plan of record.

Being part of the same property conveyed to J.B. Downey, Trustee by deed from Sarah S. Stengel et al of record in Book 3992, page 756 Register's Office for Davidson County, Tennessee

This is ( ) unimproved (X) improved property, known as Lot 57 (House Number) Cherrywood Dr. (Street) Brentwood, Tn 37027 (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 my hand this 14th day of February, 1977

J.B. Downey, Trustee

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STATE OF TENNESSEE
Davidson County
Williams

Personally appeared before me, ~~J.B. Downey~~ Carolyn Boden, a Notary Public in and for said County and State, the within named J. B. DOWNEY

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 CHURCH CIRCLE, Tennessee, this 14th day of FEBRUARY 19 77

Commission expires April 28, 1980 Carolyn G. Boden
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 75000.00 and JUN 15 STAY respectively of the B* 195.00 the within named bargainor, a corporation, and that (he) as such B* .50 and JUN 15 WILKINS (they) B* 4.00 * 199.50 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
J.B.DOWNEY , TRUSTEE

TO
JOHN B. DOWNEY, JR ET UX

E 0 9 1 5 6

IDENTIF. REFERENCE

JUN 15 11 13 AM '77

FELIX A. WILKINS, ADAMS & WILKINS ATTORNEYS
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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