FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,800.00

Thomas C. Downum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 77

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-81
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Downum (NAME)	Churchill Mortgage Company (NAME)	MAP 73-11
2326 Cabin Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 300, 1835 Savoy Drive, N.E. (STREET ADDRESS)	PARCEL 78
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	TAX KEY #3D47285

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, James A. Nickel et ux Nancy S. Nickel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Downum et ux Linda P. Downum

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:

BEING Lot No. 111, on the Plan of SUNSET VIEW, Section 1, Revised, which is of record in Book 2663, Pages 27 & 28, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantors, James A. Nickel et ux Nancy S. Nickel by deed of record in Book 4922, Page 297, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 2492, Page 307, Register's Office for Davidson County, Tennessee, and any existing easements.

This is unimproved ( ) improved (X) property, known as 2326 Cabin Hill Drive, Nashville, TN 37214
(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 s this 8th day of July, 19 77

JAMES A. NICKEL: James A. Nickel

NANCY S. NICKEL: Nancy S. Nickel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Nickel et ux Nancy S. Nickel

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 Hermitage, Tennessee, this 8th day of July 19 77

Commission expires 1-21-81

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

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E 14099

WARRANTY DEED

FROM
JAMES A. NICKEL ET UX

NANCY S. NICKEL

TO
THOMAS C. DOWNUM ET UX

LINDA P. DOWNUM

IDENTIFICATION REFERENCE

JUL 13 10 28 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

JUL 13 77	CONV	29,800.00				
JUL 13 77	S'TAX		B*	77.48		
JUL 13 77	PR'FEE		B*	.50		
JUL 13 77	W'DEED		B*	4.00	*	81.98