WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ira Downs, Jr. (NAME)	National Mortgage Company (NAME)	Map 148-13
3938 Creekside Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 49
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Memphis, Tenn. 38118 (CITY) (ZONE) (STATE)	5DU 44504

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) - *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

KATHRYN S. DOWNS

have this day ~~bargained and sold, and do hereby transfer and convey unto the said~~ transferred and conveyed all my right, title and interest to

IRA DOWNS, JR.

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Locustwood, Section 5, as of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 140 feet on the easterly side of Creekside Drive and extends back 260.5 feet on the northerly line and 276.4 feet on the southerly line, to a dead line in the rear, on which it measures 140 feet thereon.

Being the same property conveyed to Ira Downs, Jr. and wife, Kathryn S. Downs, by deed from Larry W. Perry and wife, Ruth D. Perry, of record in Book 4918, page 469, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE COUNTY OF DAVIDSON	The actual consideration or value whichever is greater, for this transfer is $ —
Subscribed and sworn to before me, this the 15 day of December 1975	Kathryn S. Downs Affiant
My commission expires: 6-28-77 (Affix Seal)	Howard R. Garner Notary Public

This is unimproved ( ) improved (x) property, known as 3938 Creekside Drive, Nashville, Tenn. 37211 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said IRA DOWNS, JR. his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except for the balance of a mortgage payable to National Mortgage Company.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* IRA DOWNS, JR., his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15th *day of* November 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mail to:

Deed Prepared By:
DANIEL D. FINCH, Attorney
507 ~~702~~ American Trust Building
Nashville, Tennessee 37201

Kathryn S. Downs
Kathryn S. Downs

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kathryn S. Downs, a Notary Public in and for said County and State, KATHRYN S. DOWNS

the within named bargainor, with whom I am personally acquainted, and who acknowledged executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... Tennessee, this 13th day of November, 19 75

Howard R. [illegible] Notary Public

Commission expires 6-28-77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

OCT-4 77 MISC B* 4.00 * 4.00

E 29490

IDENTIF. REFERENCE

OCT 4 3 38 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
KATHRYN S. DOWNS

TO
IRA DOWNS, JR.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238