WARRANTY DEED

BOOK 5214 PAGE 741

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B. W. "Chuck" Taylor, Jr.	Same	105-6
(NAME)	(NAME)	Par. 168
1510 8th Avenue South		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty thousand ($40,000) *Dollars,*

less the assumption of a loan with Fidelity Federal in the approximate amount of $12,118.91 and the assumption of the balance due on a note held by W. L. Simpkins in the approximate amount of $5,118.00.

We, Paul S. Downing and Ann S. Downing

have this day bargained and sold, and do hereby transfer and convey unto the said B. W. "Chuck" Taylor, Jr.

his ~~XXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Highland Garden Plan of Lots, as of record in Book 57, page 118, Register's Office for said County. Said Lot No. 6 fronts 45.6 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between lines, with the northerly margin, of an alley, 150 feet to an alley in the rear, measuring 45.3 feet thereon.

Being the same property conveyed to Paul S. Downing and wife, Ann S. Downing, by Jean C. Simpkins and George A. Patton.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000

Subscribed and sworn to before me, this the 24 day of March 1975

Affiant

My commission expires: 10/26/77 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 1510 8th Ave., S. (House Number) (Street) Nashville, Tennessee 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 B. W. "Chuck" Taylor, Jr.

his ~~XXXXX~~ *(successors),*

heirs and assigns forever. We *covenant that* we are *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 as aforementioned.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* B. W. "Chuck" Taylor, Jr.

his ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness hand this 24th *day of* March *, 19* 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sellers: Paul S. Downing

Ann S. Downing

Buyer:

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Brenda G. Carroll, *a Notary Public in and for said County and State,* Paul S. Downing, and wife, Ann S.

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

Witness my hand and official seal at Hendersonville *(Tennessee), this* 24th *day of* March, *19* 79

Brenda G. Carroll
Notary Public

Commission expires 3/3/79

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 .....

WARRANTY DEED

FROM

Paul S. Downing, and wife, Ann

TO

Bernard W. Taylor

FEE $ 33340.

IDENTIF. REFERENCE

OCT 27 11 09 AM '77

REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
SHELTON HAYNES, ATTORNEY
BOX 893
HENDERSONVILLE, TENNESSEE 37075

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

OCT 27 77	CONV	40,000.00			
OCT 27 77	S'TAX		B*	104.00	
OCT 27 77	PR'FEE		B*	.50	
OCT 27 77	W'DEED		B*	4.00	* 108.50