BOOK 5242 PAGE 294

This instrument prepared by:
STEPHEN L. EDWARDS
Attorney at Law
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

Map 150-6
Parcel 17

ADDRESS NEW OWNERS AS FOLLOWS:
Mr. & Mrs. Jimmy J. Downing
2957 Brantley Drive
Nashville, Tennessee

SEND TAX BILLS TO:
Allstate Enterprises Mortgage
627 South Manchester Avenue
Anaheim, California 92803

WARRANTY DEED

This instrument, by and between LINDA KAYE BARR CHEEK (hereinafter "CHEEK") and RON HARRIS (hereinafter "HARRIS") is as follows:

WHEREAS, HARRIS purchased real property located at 2957 Brantley Drive, Antioch, Tennessee, hereinafter more fully described, by deed of record in Book 5126, page 186, and re-recorded in Book 5138, page 565, both in the Register's Office for Davidson County, Tennessee, and the said HARRIS paid transfer taxes on the full value of said property; and

WHEREAS, said deeds to HARRIS were purportedly executed by CHEEK and her husband, Kenneth A. Cheek; and

WHEREAS, CHEEK claims that the signature of Linda K. Cheek appearing in said deeds is a forgery; and

WHEREAS, CHEEK has filed a complaint in the Fourth Circuit Court of Davidson County, Tennessee, docket number 89078, against her said husband and HARRIS, which complaint seeks to set aside said deeds; and

WHEREAS, it appears to HARRIS that CHEEK'S husband has admitted the complaint by failing to answer it within thirty (30) days after service of process upon him; and

WHEREAS, HARRIS, for valuable consideration and without knowledge of the alleged fraud, has conveyed the subject property to Jimmy J. Downing and wife, Mary S. Downing, by deed of record in Book 5138, page 567, Register's Office for Davidson County, Tennessee; and

WHEREAS, CHEEK'S claim constitutes a cloud upon the title to said real property; and

WHEREAS, CHEEK and HARRIS have agreed that CHEEK will convey all of her right, title and interest in and to said property to HARRIS in consideration of the payment of $331.41 from HARRIS:

NOW, THEREFORE, based upon the premises and for and in consideration of the sum of THREE HUNDRED THIRTY-ONE AND 41/100THS ($331.41) DOLLARS cash in hand paid by RON HARRIS, the receipt and sufficiency of which is hereby acknowledged, I, LINDA KAYE BARR CHEEK, being one and the same person as Linda K. Cheek, the wife of Kenneth A. Cheek, have this day bargained and sold, and do hereby transfer and convey unto the said RON HARRIS, his successors, heirs and assigns, my entire undivided interest as tenant by the entireties in certain real estate in Davidson County, Tennessee, more fully described as follows:

Being Lot No. 175 on the Plan of Cherry Hills Subdivision, Section 8, as of record in Plat Book 4660, page 50, Register's Office for said County, to which plan

[illegible] CONV * 331.41
[illegible] S'TAX 6* .7[illegible]
[illegible] FR'FEE 6* .50
[illegible] W'DEED [illegible]* 4.0[illegible] * 5.28

reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kenneth A. Cheek and wife, Linda K. Cheek, by deed from Robert C. Harris and wife, Frances A. Harris, of record in Book 5022, page 566, Register's Office for Davidson County, Tennessee.

This transfer is subject, however, to an indebtedness as evidenced by an instrument of record in Book 5022, page 568, said Register's Office. Linda Kaye Barr Cheek further transfers all of her interest in the escrow account associated with said indebtedness to the said Ron Harris.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Ron Harris, his successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate as tenant by the entireties, have a good right to convey it, and that the same is unencumbered, except as noted above.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said Ron Harris, his successors, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th day of Dec, 1977.

X _____
LINDA KAYE BARR CHEEK

E45710
JAN 1 12 03 PM '78
TENN. REAL ESTATE REFERENCE

STATE OF ALABAMA)

COUNTY OF MONTG)

Personally appeared before me, ROBERT S. PARRARS a Notary Public in and for said County and State, the within named LINDA KAYE BARR CHEEK, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1284 E. South Blvd, this 27th day of December, 197 7.

_____
Notary Public

My commission expires: NOV 26, 1978

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $331.41.

X _____
Affiant

Subscribed and sworn to before me, this the 27th day of Dec, 197 7.

_____
Notary Public

My commission expires: NOV 26 1978