BOOK 5268 PAGE 524

78-3-37
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,900.00

Joseph L Downing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, A.D. 78.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L Downing, et ux	Fidelity Federal Savings & Loan Assn.	9D-14220
Box 112, (NAME)	(NAME)	
Old Charlotte Road	401 Union	126-9-24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219	
	(CITY) (STATE) (ZIP)	

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, LAWRENCE E. BARNES and wife, GLENDA BARNES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH L. DOWNING and wife, LYNDA K. DOWNING,

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:

LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineer Surveyors, on June 29, 1957, as follows:

BEGINNING at a point in the westerly margin fo Old Charlotte Road, said point being north 2 deg. east 725 feet from the northwesterly intersection of said road and U. S. Highway 70; thence north 88 deg. west 698.2 feet to a point; thence north 8 deg. 49' east 151 feet to a point; thence south 88 deg. east 680.7 feet to a point in the westerly margin of said road; thence southwardly with the margin of the same, 150 feet to the point of beginning.

BEING the same property conveyed to Lawrence E. Barnes and wife, Glenda Barnes, by deed from Jimmy Dale Marcum and wife of record in Book 5053, page 789, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Fidelity Federal Savings & Loan Association in the original principal amount of $36,500.00 of record in Book 4968, page 892, said Register's Office.

This is unimproved (XX) improved property, known as Old Charlotte Road, PEGRAM, TN
(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 hands this 29th day of March, 19 78

Lawrence E Barnes
LAWRENCE E. BARNES

Glenda Barnes
GLENDA BARNES

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence E. Barnes and Glenda Barnes

the bargainors, 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 Nashville, Tennessee, this 29th day of March, 19 78

Commission expires 6/7/80

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

WARRANTY DEED

FROM
LAWRENCE E. BARNES and wife,
GLENDA BARNES

TO
JOSEPH L. DOWNING and wife,
LYNDA K. DOWNING

E. 5. 7. 6. 3. 8.

IDENTIF. REFERENCE

APR 3 1 40 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-3 78	CONV	40,900.00			
APR-3 78	S'TAX		B*	106.34	
APR-3 78	PR'FEE		B*	.50	
APR-3 78	W'DEED		B*	4.00	* 110.84