FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Bobby Downs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 1978.

Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harry G. Nichol, Atty., 711 J.C.Bradford Bldg., Nashville, Tn. 37219.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne H. Downs et ux (NAME)	Same (NAME)	2DA-44212
323 Glenpark Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	120-6
Nashville, Tn., 37211. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7

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, Robert L. Jones and wife, Mary D. Jones,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne H. Downs and wife, Bobby J.Downs,

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 Davidson County, Tennessee, being Lot 5D-9 on the Plan of Glengary Park, Section 5D, as of record in Book 3600, page 36, said Register's Office.

Said Lot No. 5D-9 fronts 75 feet on the northerly margin of Glenpark Drive and runs back 215.3 feet on the southeasterly line and 217 feet on the northwesterly line to a broken line at the rear measuring 107.5 feet.

Being the same property conveyed to Robert L. Jones and wife, Mary D. Jones by deed from Joseph P. Hadden and wife, Elanor B. Hadden, of record in Book 4926, page 103, said Register's Office.

This conveyance is subject to a mortgage indebtedness at present in amount of $18,845.30, secured by deed of trust executed by Joseph P. Hadden and wife, Eleanor B. Hadden, to Richard D. Cahoy, Trustee, of record in Book 4601, page 177, said Register's Office, to secure an indebtedness to Mortgage Associates, Inc., which grantees have assumed and agreed to pay. Grantees also assumed payment of taxes for the year 1978.

This conveyance is subject to the restrictive covenants contained in and instrument of record in Book 3675, page 278, said Register's Office, and subject to a 30 foot minimum building setback line from Glenpark Drive and a 2.5 x 25 foot utility anchor easement, and a 10-foot public utility easement plus railroad right of way, of record in Book 3600, page 36, said Register's Office.

This is unimproved ( ) improved (X) property, known as 323 Glenpark Drive, Nashville, Tenn., 37211.
(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 12th day of July, 1978

Robert L. Jones

Mary D. Jones

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Theresa McElwee, a Notary Public in and for said County and State, the within named Robert L. Jones and wife, Mary D. Jones, and Wayne H. Downs and wife, Bobby J. Downs,

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, Davidson County, Tennessee, this 12th day of July, 1978.

Commission expires 10-18-81

Theresa McElwee
Notary Public

THERESA McELWEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
ROBERT L. JONES ET UX

TO
WAYNE H. DOWNS ET UX.

E 76352

IDENTIFICATION REFERENCE

JUL 12 3 41 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 12 78	CONV	41,000.00		
JUL 12 78	S'TAX		B* 106.60	
JUL 12 78	PR'FEE		B* .50	
JUL 12 78	W'DEED		B* 4.00	* 111.10