BOOK 5339 PAGE 994

E 8 9 6 3 6 **WARRANTY DEED**

IDENTIF. REFERENCE

SEP 20 10 25 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00

A. B. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 78

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| A. B. GREGORY, et ux (NAME) | (NAME) | 42-1 36 |
| 1055 Nesbitt Drive (STREET ADDRESS OR ROUTE NUMBER) | SAME (STREET ADDRESS) | 11D 42444 |
| Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP) | (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, AUDREY L. DOWNEY and AUDREY F. DOWNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. B. GREGORY and wife, IRIS VIRGINIA GREGORY

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 No. 60 on the Plan of Ozark Hills, as of record in Book 3700, page 20, Register's Office for said County, described as follows:

Beginning at a concrete monument in the westerly margin of Nesbitt Court, said monument being located at a common corner of Lots Nos. 59 and 60; thence with the line between said two lots, westerly, 192.7 feet to a point; thence North 4° 06' 20" East, 249,94 feet to the southerly margin of Nesbitt Drive: thence with the southerly margin of said Drive, 106.05 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet: thence around said curve, in a southerly direction, 40.20 feet to a concrete monumen in the westerly margin of Nesbitt Court: thence with the westerly margin of Nesbitt Court, in a southerly direction 182.87 feet to a concrete monument, the point of beginning.

Being the same property conveyed to Audrey L. Downey and Audrey F. Downey by deed from James W. Blair and wife, Betty E. Blair of record in Book 4160, page 543, Register's Office for Davidson County, Tennessee.

Audrey F. Downey and Audrey F. Downey Bilyeu are one and the same person.

This is unimproved ( ) improved (X) property, known as 1055 Nesbitt Drive, Nashville, Tennessee.
(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 18 day of September, 19 78

Audrey L. Downey
AUDREY L. DOWNEY

x Audrey F. Downey Bilyeu
AUDREY F. DOWNEY

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, M. J. Vanden Eykel, a Notary Public in and for said County and State, the within named Audrey F. Downey Bilyeu

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 DALLAS, TEXAS, this 24th day of August, 19 78

Commission Expires 2/29/80 M. J. Vanden Eykel, Notary Public.

STATE OF _____
_____ 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 purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

SEP 20 78 CONV 55,500.00

WITNESS my hand and ~~official seal~~ at office at SEP 20 78 S'TAX B* 144.30
on this the _____ day of SEP 20 78 PR'FEE B* .50
My commission expires SEP 20 78 W'DEED B* ~~1.00~~ * 148.80
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named AUDREY L. DOWNEY, 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 office at Goodlettsville, Tennessee this 18 day of September, 1978.

Doug G. [illegible]
NOTARY PUBLIC

My Commission Expires: October 28, 1978.

DOUG G. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM AUDREY L. DOWNEY &
AUDREY F. DOWNEY

TO A. B. GREGORY, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York