This instrument prepared by :
Thomas Stack, Attorney
First American Center
Nashville, Tennessee

BOOK 5357 PAGE 235

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary L. Nelson etux	Third National Mtg. Company	Map 72-9
(NAME)	(NAME) P.O. Box 2628	Parcel 110
(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 Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Gary L. Nelson and wife, Janice E. Nelson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

John Louis Downs, Jr. and wife, Dorothy Sue Downs

have this day bargained and sold, and do hereby transfer and convey unto the said Gary L. Nelson and wife, Janice E. Nelson their ~~(HIS)~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Burchwood Estates extended, as of record in Book 843, page 101, Register's Office for said County.

Said Lot No. 56 fronts 60 feet on the southerly side of Burchwood Avenue and runs back between parallel lines 138 feet, more or less to a dead line.

The above described property was conveyed to John Louis Downs, Jr. and wife, Dorothy Sue Downs by deed from Richard Wayne Downs, Mae Bell Downs, Offie R. Downs, III and John Louis Downs, Jr., of record in Book 5058, page 148, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer, is $ 33,000.00

Subscribed and sworn to before me, this the 27th day of October 1978

Affiant Gary L Nelson

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. Vaughn

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is ( ) unimproved (X) improved property, known as 906 Burchwood Avenue (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 Gary L. Nelson and wife, Janice E. Nelson their ~~(HIS)~~, *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Gary L. Nelson and wife, Janice E. Nelson their ~~(HIS)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our ~~hand~~S this 27th day of October, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Louis Downs Jr.

Dorothy Sue Downs

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E Moran, *a Notary Public in and for said County and State,* John Louis Downs, Jr. and wife, Dorothy Sue Downs

*the within named bargainor*s, *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* 27th *day of* October, *19*78

Doris E Moran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 8-12-81

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 .....

OCT 30 78	CONV	33,000.00			
OCT 30 78	S'TAX		B*	85.80	
OCT 30 78	PR'FEE		B*	.50	
OCT 30 78	W'DEED		B*	4.00	* 90.30

E 97248

IDENTIF. REFERENCE

OCT 30 11 39 AM '78

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

WARRANTY DEED

FROM
John Louis Downs, Jr. etux

TO
Gary L. Nelson etux

FILED FOR RECORD TO
CHICAGO TITLE INS. CO.
NASHVILLE, TENN. 37201

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238