ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Edgar A. Jaynes, Jr. and Bob S. Mason (NAME)	Same (NAME)	118-7
d/b/a J & M Realty Company	2715 Larmon Drive	Par. 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	Nashville, TN (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Forty-Two Thousand Five Hundred (42,500.00)-------- ---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged.

HOSTETTLER JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

L. C. Downum and wife, Margaret Downum

have bargained and sold, and by these presents do transfer and convey unto the said J & M Realty Company A Tennessee general partnership composed of Edgar A. Jaynes, Jr. and Bob S. Mason.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being part of Lot No. 49 on the Map of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.
Said Lot No. 49 fronts 75 feet on the west side of Larmon Ave. and runs back between lines 314.5 feet on the north line and 314.6 feet on the south line to a dead line in the rear on which it measures 91 feet.

Less that portion of Lot No. 49 beginning at a point in the common line of Lots Nos. 49 and 50 193.1 feet south 78 degrees 31 minutes west of the westerly margin of Larmon Avenue; thence with said line 121.5 feet to a dead line; thence with the westerly boundary of said Lot No. 49 northwardly 37.0 feet to a point; thence south 85 degrees 00 minutes east 125 feet to the point of beginning and containing 2,248 square feet and being part of the same property conveyed to L. C. Downum and wife, Margaret Downum by deed from Lewis C. Craig and wife, as of record in Book 2094, Page 193, Register's Office said County.

Being part of the same property conveyed to L. C. Downum and wife, Margaret Downum by deed from Lewis C. Craig and wife, Sammie N. Craig of record in Book 2094, Page 193, said Register's Office.

FRANK HOSTETTLER JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 2715 Larmon Dr. Nashville Tenn 37204
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 8th day of February, 1979.

L. C. Downum
L. C. Downum

Margaret Downum
Margaret Downum

BOOK 5393 PAGE 982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frank J Hostetter S, a Notary Public in and for said County and State, the within named L. C. Downum and wife Margaret Downum

the 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, this 8th day of February, 1979.

My commission expires 6-7-80 Notary Public Frank J Hostetter S.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

L C Downum

Sworn to and subscribed before me this 8th day of February, 1979.

My commission expires 0-6-7-80 Notary Public Frank J Hostetter S.

LDW

This instrument was prepared by:
WOODS & WOODS, A Professional Association, 121 17th Ave. S., Nashville, TN

Name	Address

2219 WARRANTY DEED CHECK 0-12-A-115.00

FROM L. C. Downum and wife,

TO Margaret Downum

Edgar A. Jaynes, Jr. and

Bob S. Mason d/b/a J & M Realty Company

F. I. 3 5 0 8

IDENTIF. REFERENCE

FEB 12 8 35 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219