5751 05/30 96.80- CHECK

BOOK 5442 PAGE 32

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00

W. K. Dean, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 1979

Notary Public

MY COMMISSION EXPIRES: EXPIRES OCTOBER 17 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RICHARD E. DOWNING, JR. ET UX (NAME) | GREATER SUBURBAN MORTAGE COMPANY (NAME) | MAP 94 - 14 |
| 2123 JADE DRIVE (STREET ADDRESS OR ROUTE NUMBER) | P. O. BOX 17561 (STREET ADDRESS) | PARCEL 83 |
| NASHVILLE, TENNESSEE 37210 (CITY) (STATE) (P. O. ZIP) | NASHVILLE, TENNESSEE 37217 (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, LEWIS C. ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD E. DOWNING, JR., AND WIFE, DONNA C. 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:

BEING Lot No. 36 on the Map of Elm Hill Acres, Section I, of record in Book 2331, Page 67, Register's Office for said County, as follows:

SAID LOT NO. 36 fronts 70 feet on the south side of Jade Drive and runs back between parallel lines 225 feet to a dead line.

BEING the same property conveyed to the within named Grantors by deed of record in Book 3941, Page 811, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lewis C. Adams and wife, Elene Adams by deed of record in Book 3941, page 811, Register's Office for Davidson County, Tennessee, the said Elene Adams, now deceased, as evidenced by Tennessee Department of Public Health Certificate of Death File No. 76-015250.

Subject to easements and restrictions of record in Book 2442, page 464, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2123 Jade Drive, Nashville, Tennessee 37210
(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 my hand this 18th day of May, 19 79

X Lewis C. Adams
LEWIS C. ADAMS

A-101

This instrument prepared by: JACKSON, TANNER & REYNOLDS, Attys

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STATE OF TENNESSEE
Davidson County
Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

LEWIS C. ADAMS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Del City, Oklahoma, this 18th day of May 19 79.

Commission expires 6-11-79

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
LEWIS C. ADAMS

TO
RICHARD E. DOWNING, JR., ET UX

F. 3. 1. 6. 6. 9

IDENTIF. REFERENCE

MAY 30 9 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail
American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

This instrument prepared by: JACKSON TANNER & REYNOLDS Attys

6513

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

35500.00- CO
92.30 CO TX
.50 PRFEE
4.00 WDEED
CHECK 96.80-
5751A05/30/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 1 6 6 9

IDENTIF. REFERENCE

MAY 30 9 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686789