2512 Brick Church Pike

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5410 08/12 Nash. - CHECK 37207

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

James L. Downing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 1980.

Melva M. Wright
Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

H. T. Cobb Co. 2707 Donelson Road
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Downing (NAME) | James L. Downing (NAME) | 60-14-16.1 |
| mail 2512 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER) | 2512 Brick Church Pike (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (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, H. T. Cobb and wife, Edna Cobb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Downing and wife, Merlean 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:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of William E. Jones, tract of land of record in Book 21, page 71, Register's Office for said County, described according to a copy of survey thereof made by T. R. Sanford, dated December 5, 1964, as follows:

BEGINNING in the westerly margin of Brick Church Pike at the northeast corner of the property conveyed to Dillard White and wife, Gladys White, by deed from H. A. Youngblood and wife, of record in Book 2799, page 393, said Register's Office; thence along the north line of said tract, South 73° 55' West 217.2 feet to an iron pin; thence north 27° 30' west 91.3 feet to an iron pin; thence North 71° 13' East 222 feet to an iron pin in the westerly margin of Brick Church Pike; thence southerly with the pike around a curve, 101.7 feet to the point of beginning.

BEING the same property conveyed to H. T. Cobb, by deed from Commerce Union Bank, Executor under the will of Albert Thomas Brown, of record in Book 4957, page 144, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as _____ (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 hand S this 12th day of Aug., 1980

H. T. Cobb

Edna Cobb

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. T. Cobb and wife, Edna Cobb

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, Tennessee, this 12th day of August 1980

My Commission Expires JULY 18, 1982

Commission expires

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

H. T. COBB AND WIFE,

EDNA COBB

TO

JAMES L. DOWNING AND WIFE

MERLEAN DOWNING

G 0 2 2 3 0

IDENTIF. REFERENCE

Aug 13 12 04 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

6000.00- CO -
15.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 22.10-
5410A08/13/60 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O.2.2.3.0

IDENTIF. REFERENCE

AUG 13 12 04 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 773495