8688 06/02 286.00- CHECK

BOOK 5751 PAGE 654

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Robert E. Dowden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 81

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: July 11, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert E. Dowden, et ux (NAME) | Security Federal Savings & Loan (NAME) | 158-3 #79 |
| 6038 Sherwood Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 15917 (STREET ADDRESS) | FH-14000 |
| Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37215 (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, Wilson G. Russell and wife, Marcia H. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Dowden and wife, Jane Aiken Dowden

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. 451 on the Plan of Hillsboro Park, Section VI, of record in Book 2663, page 95, Register's Office for said County.

Said Lot No. 451, which is a corner lot, fronts 319.5 feet on the southerly margin of Sherwood Drive and fronts 167.6 feet on the easterly margin of Kingsbury Drive, said frontages being joined by a curve having a length of 38.4 feet, and extends back 190 feet on the easterly line and 330.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Wilson G. Russell and wife, Marcia H. Russell by deed from Charles E. Blankenship, Jr. and wife, Madeleine G. Blankenship of record in Book 5335, page 448, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5110, page 114, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The purchasers join in this conveyance and hereby agree to all the terms herein set out, and assume payment of the loan referred to hereinabove.

This is unimproved ( ) improved (X) property, known as 6038 Sherwood Drive, Nashville, Tennessee 37215
(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 26th day of May, 19 81

Wilson G. Russell

Marcia H. Russell

Jane A. Dowden

Robert E. Dowden

STATE OF TENNESSEE
Davidson County

BOOK 5751 PAGE 655

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilson G. Russell, Marcia H. Russell, Robert E. Dowden and Jane Aiken Dowden

the bargainors, 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 26th day of May 19 81

Commission expires July 11, 1981

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

Wilson G. Russell, et ux

TO

Robert E. Dowden, et ux

G 4 4 2 1 1

MAIL ENV.

IDENTIF. REFERENCE

JUN 2 8 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5751 PAGE 656

RECEIVED OF _____

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 |
|---|---|---|---|---|
| | | | 107500.00- CO | |
| | | | 279.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MGELD | |
| | | | CHECK | 286.00- |
| 8680A06/02/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 4 2 1 1

1
IDENTIF. REFERENCE

JUN 2 8 43 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 824868