THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 333 GALLATIN ROAD, SUITE 9, MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JANIE ANN JUSTICE DOWNS (NAME)	Same (NAME)	51-14-64
311 Walton Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11DZ-16220
Madison, Tenn. (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	BOOK 5791 PAGE 758

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---($10.00)--*Dollars,*

Cash in hand paid by the grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, GEORGIA BURTON BRIGGS, MARY BRIGGS BATES AND ROSE W. BRIGGS,

hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JANIE ANN JUSTICE DOWNS,

the grantee herein, her

XXXXXXXXXXXXXXXXXXXX *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of Craighead Lands, as of record in Minute Book "I", pages 108 and 109 Chancery Court for Davidson County, Tennessee, and as described by survey of Clyde David Anderson, dated July 27, 1981, as follows:

BEGINNING at a point 230 feet from westerly right of way of Saunders Avenue in the southerly right of way of Walton Lane; thence, S 5° 04' 19" W, 177.36 feet to I.P.; Thence, N 88° 56' 56" N, 49.75 to I.P.; Thence, S 1° 29' 04" W, 294.89 feet to steel post; Thence, N 88° 13' 08" W, 353.37 feet to a point; Thence, N 0° 59' 23" E, 128.63 to I.P.; Thence, N 89° 45' 34" E, 16.57 feet to I.P.; Thence, N 1° 11' 58" E, 107.29 feet to I.P.; Thence, S 89° 06' 25" E, 119.19 feet to I.P.; Thence, N 1° 14' 04" E, 233.15 feet to I.P.; in the southerly right of way of Walton Lane, thence, with right of way 88° 30' E, 281.84 feet to the point of beginning, containing 3.39 acres.

BEING the property conveyed to GEORGIA BURTON BRIGGS, a life estate and MARY BRIGGS BATES and ROSE W. BRIGGS, the remainders interest, by deed from GEORGIA BURTON BRIGGS, a widow, of record in Book 3535, page 605, Register's Office for Davidson County, Tennessee. The interest of A. C. BRIGGS having been devised to the said ROSE W. BRIGGS by will of record in Will Book 265, page 940, Broward County, Florida.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Subscribed and sworn to before me, this the 4 day of Sept 1981

Janie Ann Justice Downs
Affiant

My commission expires: 10-18-81
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as .... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee XXXXXXXXXX her *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 Grantee XXXXXXXXXX her *heirs and assigns, against the lawful claims of all persons.*

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 3rd *day of* September, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Briggs Bates
(Mary Briggs Bates)

Georgia Burton Briggs James E. Bates
(Georgia Burton Briggs)
(BY: James E. Bates, Attorney in Fact)

Rose W. Briggs
(Rose W. Briggs)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Mary Briggs Bates and Rose W. Briggs

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* 3 *day of* September, *19* 81.

Notary Public

Commission expires 10-18-81

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 .....

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Bates, to me known to be the person who executed the foregoing instrument in behalf of Georgia Burton Briggs and who acknowledged that he executed same as the free act and deed of the said Georgia Burton Briggs.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of September, 1981.

Notary Public

Commission expires: 10-18-81

6665 09/04 149.50- CHECK

WARRANTY DEED

FROM
Georgia Burton Briggs, et al

TO
Janie Ann Justice Downs

G 58817

IDENTIFICATION REFERENCE

PUSH

SEP 4 3 26 PM '81

FEE $ ..... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

[illegible] CO
143.00 CO TX
.00 PRFEE
0.00 MISC
CHECK 143.00-
[illegible] CAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3588 17

IDENTIFICATION

SEP 4 3 26 PM

No. 842215