BOOK 5912 PAGE 613

Mail

THIS INSTRUMENT PREPARED BY:
William P. Jones, Kelly & Jones
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:

VICTOR RONALD DOWNS

701 Campbell Road

Madison, Tennessee 37115

SEND TAX BILLS TO:

VICTOR RONALD DOWNS
C/O FEDERAL EXPRESS
METRO AIRPORT
NASHVILLE, TN. 37217

WARRANTY DEED

MAP 42-3
Par 90 Jo

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, LOUIS CHARLES FRANK and wife, MARGARET ELIZABETH FRANK, hereinafter referred to as "GRANTORS", have this day bargained and sold and by these presents do hereby transfer and convey unto VICTOR RONALD DOWNS, hereinafter referred to as "GRANTEE", his heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof made by George W. Watkins, Surveyor, September 24, 1953, as follows:

Beginning at a point on the southerly margin of Campbell Road, at an iron pin which is 25.9 feet west of a stake in the center line of a proposed 50 foot road; thence along a line parallel to the center line of said proposed road and 25 feet therefrom, south 0° 45' east 350 feet to an iron pin; thence north 75° 15' west 222.3 feet to an iron pin in a fence line; thence with said fence line, north 0° 30' east 350 feet to a stake in the south margin of Campbell Road, south of a railroad spike in the center line of said road; thence with the margin of said road, south 75° 15' east 216.9 feet to the beginning, containing 1.73 acres, more or less.

Being the same property conveyed to grantors by deed of record in Book 2295, Page 425, Register's Office, Davidson County, Tennessee

GRANTORS make no warranties as to the condition of the house located hereon.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered except as set out hereinabove.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 16 day of July, 1982.

Louis Charles Frank
LOUIS CHARLES FRANK

Margaret Elizabeth Frank
MARGARET ELIZABETH FRANK

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a notary public in and for said County and State, the within named LOUIS CHARLES FRANK and wife, MARGARET ELIZABETH FRANK, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed this instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 16 day of July, 1982.

NOTARY PUBLIC

My Commission expires: 10-2-83

STATE OF TENNESSEE

COUNTY OF SUMNER

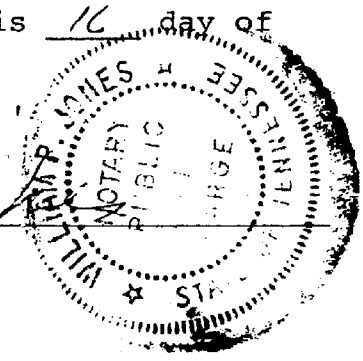
I hereby make oath and affirm that the actual consideration of this transfer or the value of the property transferred, whichever is greater, is $ 57000., which amount is equal to or

KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE
TENN 37075

greater than the amount which the property transfer would command at a fair and voluntary sale.

Victor R. Downs
AFFIANT

Sworn to and subscribed before me this 16 day of July, 1982.



NOTARY PUBLIC

My Commission expires: 10-2-83

H00329

IDENTIF. REFERENCE

JUL 19 2 18 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE
TENN 37075

**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 |
|---|---|---|---|---|
| | | | 57000.00- CO | |
| | | | 148.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 157.70- |
| | | | 8606A07/19/82 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H00329

IDENTIF. REFERENCE

JUL 19 2 18 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 892210