WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5971 PAGE 982

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Downey Development Co. (NAME)	same (NAME)	
127 Franklin Rd. Suite 310 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	145-2;
Brentwood, TN 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 63,64,65

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, Freeman Webb Developers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Downey Development Co., a partnership composed of John B. Downey and John B. Downey, Jr.

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 Lots 1, 2 and 3 on the Plan of the Resubdivision of Lot No. 29 of Tyne Crest Section Seven, of record in Plat Book 5210, page 340, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 158.91 feet on the northerly margin of Tyne Boulevard and fronts 249.70 feet on the westerly margin of Mountain View Drive, said frontages being joined by a curve having a length of 40.17 feet, and extends back 230.39 feet on the westerly line and 149.90 feet on the northerly line to a point of intersection.

Said Lot No. 2 fronts 201.21 feet on the northerly margin of Tyne Boulevard and extends back 230.39 feet on the easterly line and 230.36 feet on the westerly line to a broken line in the rear, measuring 239.22 feet thereon.

Said Lot No. 3 fronts 179.24 feet on the northerly margin of Tyne Boulevard and extends back 230.26 feet on the easterly line and 280.0 feet on the westerly line to a dead line in the rear, measuring 207.0 feet thereon.

Being the same property conveyed to Freeman Webb Developers, Inc. by deed from William E. Donlon and wife, Lucille M. Donlon, of record in Book 5852, page 555, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following:

1. Easements of record in Book 4813, page 169, Register's Office for Davidson County, Tennessee

2. Lot No. 1 and part of Lot No. 2 are subject to the restrictions filed for record in Book 3937, page 882, said Register's Office.

3. All matters as shown on the Plan of record in Book 5210, page 340, said Register's Office.

unimproved (X)
This is 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 successors, assigns 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 its hand this 30th day of November, 1982

FREEMAN WEBB DEVELOPERS, INC.

BY: [signature]

Form 1

BOOK 5971 PAGE 983

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, Angela J. Murphy, a Notary Public within and for the State and County aforesaid, personally appeared W.H. Freeman and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the President and _____ ~~respectively~~ of the Freeman Webb Developers, Inc. the within named bargainor, a corporation, and that (he, they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said W.H. Freeman as such President, and attesting the same ~~by the said~~ ~~as such~~ _____.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30 day of Nov, 1982

My Commission Expires: Oct 19, 1986

Angela J. Murphy
Notary Public

WARRANTY DEED

FROM Freeman Webb Developers, Inc.

TO Downey Development Co.

H 1 9 7 3 A

IDENTIF. REFERENCE

DEC 1 3 21 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 90,800.00

ATTEST: J B Downey

Subscribed and sworn to before me this 30 day of Nov, 1982

My Commission Expires: Oct 19, 1986

Angela J. Murphy
Notary Public

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

RECEIVED OF _____

FOR _____ BOOK 5971 PAGE 984

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

90800.00- CO
236.08 CO TX
.50 PRFEE
6.00 WDEED
CHECK 242.58-
2966A12/01/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19734

IDENTIF. REFERENCE

DEC 1 3 21 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913331