File

35

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF Aug 19 83.

Notary Public

MY COMMISSION EXPIRES: 4/3/87

(AFFIX SEAL)

BOOK 6108 PAGE 811

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Jr., Atty., 127 Franklin Rd., Suite 310, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel H. Saks (NAME)	New Owner (NAME)	145-2-60
4635 Mountainview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(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, Downey Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel H. Saks and wife, Judith A. Saks

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:

Parcel Number 69 on the plan of zone-lot division, Lot 27, Tyne Crest as of record in Book 5800, page 238, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description.

Being part of the same property conveyed to Downey Construction Company by Howard F. George and wife, Mary T. George as of record in Book 5417, page 470, Register's Office For Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6102, page 165, said Register's Office and taxes which have been prorated for 1983, and easements of said zone-lot plat.

H 6 4 7 4 7.

T IDENTIF. REFERENCE

AUG 4 8 50 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4635 Mountainview Drive, Nashville, TN 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 my hand this 2nd day of August, 1983

DOWNEY CONSTRUCTION COMPANY

By: John B. Downey, Jr., Ptr.

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mary Ensey, a Notary Public within and for the State and County aforesaid, personally appeared John B. Downey, Jr. and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the general partner and _____ respectively of the Downey Construction Company the within named bargainor, a ~~corporation~~ partnership, and that (he) as such general partner and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said John B. Downey, Jr. as such general partner, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 2nd day of August, 19 83

My commission expires 4/8/84

Mary Ensey
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE

WARRANTY DEED

FROM

DOWNEY CONSTRUCTION COMPANY

TO

DANIEL H. SAKS AND WIFE,

JUDITH A. SAKS

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G-243006

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6108 PAGE 813

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
			140000.00- CO	
			364.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	370.50-
7038A08/04/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 4 7 4 7

IDENTIF. REFERENCE

AUG 4 8 50 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 968626