Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

File 26

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Downey Development Co.	SAME	16D,A-37570
127 Franklin Rd, Suite 30 (NAME) ~~Royal Oaks Blvd.~~	(NAME)	#52
Brentwood ~~Franklin~~, Tennessee 37027 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	145-2
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

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Stephen B. Smith and wife, Carolyn Denise Smith

have this day bargained and sold, and do hereby transfer and convey unto the said
Downey Development Co.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Seven Hills, Section XI, as of record in Book 4485, page 183, said Register's Office.

Said Lot No. 1 fronts 196.08 feet on the northerly side of Mountainview Drive and extends back 202.19 feet on the easterly line and 263.99 feet on the westerly line to a dead line measuring 298 feet thereon.

Being the same property conveyed to Stephen B. Smith, by deed from Gail Pigg, Trustee, as of record in Book 5496, page 159, said Register's Office.

H 84844

IDENTIF. REFERENCE

Nov 7 12 34 PM '83

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 4th day of November, 19 83

Affiant

My commission expires 1/20/85

(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property known as Lot 1, Seven Hills, Section Eleven, Nashville, Tennessee
(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 Grantees their (successors), 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. Plan of record in Book 4885, page 183.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 4th *day of* November, 19 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen B. Smith

Carolyn Denise Smith

751 11/07 65.00- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Stephen B. Smith and wife, Carolyn Denise Smith

*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* 4th *day of* November, *19* 83

Gail Pigg
Notary Public

Commission expires 1/20/85

GAIL PIGG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

WARRANTY DEED

FROM

Stephen B. Smith and wife,
Carolyn Denise Smith

Downey Development Co.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			22500.00- CAMT.	
			58.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	65.00-
0751A11/07/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H84844

IDENTIF. T REFERENCE

NOV 7 12 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.991642