THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6462 PAGE 64

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse A. Downs et ux, (NAME)	SAME (NAME)	Map 22
721 Due West, Apt. D203 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 75
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	14D-17490

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt for which are hereby acknowledged, we

Clay M. Peeples et ux, Eugenia H. Peeples, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse A. Downs et ux, Eugenia H. Peeples, hereinafter referred to as Grantees their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

TRACT No. 1: Situated in the 14th Civil District of Davidson County. Tennessee, bounded on the east by Whites Creek Pike, on the north by a tract of land owned by Jeff McCarn; on the west by the land of N.Y. Hagen; on the south by the land of R.J. Aita. Said Tract No. 1 was formerly a part of the tract now owned by C.L. Clifton and contains Six(6) acres, more or less.

TRACT NO.2: Beginning at a point in the middle of Whites Creek Pike where it is intersected by a line extended running in a southeasterly direction along a hollow, dividing the tracts of land of R.J. Aita, lying and being on the westerly side of Whites Creek Pike near the foot of Paridise Ridge in the 14th Civil District of Davidson County, Tennessee; thence with the middle of said Whites Creek Turnpike, in a northerly direction around a bend in the said Turnpike known as Devil's Elbow; thence continuing along the middle of said Turnpike in its meanders up the side of Paridise Ridge to a point in the middle of said turnpike where the same is intersected by a line extended along and up the hollow first referred to in this description, that is the hollow seperating the land herein described from that of the said R.J. Aita; thence in a southeasterly direction alond said hollow to the beginning, containing Seven(7) acres, more or less. (continued on back)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 21st day of December 19 84

Affiant Jesse A Downs

My commission expires: 7-17-88 (Affix Seal)

Notary Public Ann L. Black

STATE OF TENNESSEE DAVIDSON COUNTY LAW

unimproved XXX
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 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.*

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.*

Witness our *hand* s *this* 21st *day of* December, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Clay M. Peeples

Eugenia H. Peeples

12/31 - 10 - CHECK

3647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ...the undersigned..... , a Notary Public in and for said County and State, ...Clay M. Peeples et ux, Eugenia H. Peeples.....
.....
.....
the within named bargainor S.... , with whom I am personally acquainted, and who acknowledged that ...they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....Madison..... Tennessee, this .....21st..... day of .....December..... , 19 84.....

Ann L. Black
..... Notary Public

Commission expires .....7-17-88.....

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 .....

(continuation)

Being the same property conveyed to Clay M. Peeples et ux, Eugenie H. Peeples by deed from Larry Ennis of record in Book 4319, page 478, Register's Office for Davidson County, Tennessee.

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
Dec 31 10 23 AM '84

IDENTIFICATION REFERENCE

1 7 3 5 9 9

WARRANTY DEED

FROM
Clay M. Peeples et ux,
Eugenia H. Peeples

TO
Jesse A. Downs et ux,

Theresa M. Downs

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 6462 PAGE 66

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
			16000.00- CAMT.	
			41.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
9647	12/31/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7356.9

IDENTIF. REFERENCE T

DEC 31 10 23 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 97368