| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| THURMAN C. FLIPPEN, SR. (NAME) | SAME (NAME) | 107-9 |
| 906 Rexdale Dr. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 101 Js |
| Nashville, Tn. (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED**

BOOK 6539 PAGE 529

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

WAYNE H. DOWNS AND WIFE, BOBBY J. DOWNS, HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said THURMAN C. FLIPPEN, SR. AND WIFE, CAROLYN HAWN FLIPPEN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF PATRICIA HEIGHTS, SECTION 1, AS OF RECORD IN BOOK 2331, PAGE 130 AND 131, R.O.D.C., TENNESSEE. SAID LOT NO. 29 FRONTS 65 FEET ON THE EAST SIDE OF REXDALE DRIVE AND RUNS BACK 201.4 FEET ON THE NORTH SIDE AND 164.7 FEET ON THE SOUTH SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 108 FEET.

BEING THE SAME PROPERTY CONVEYED TO WAYNE H. DOWNS AND WIFE, BOBBY J. DOWNS BY DEED FROM J OHN WILLIAM TRESCH, JR., AND WIFE, BEVERLY G. TRESCH, AS OF RECORD IN BOOK 4126, PAGE 117, SAID REGISTER'S OFFICE.

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN
APR 23 | 54 PM 85

IDENTIF. REFERENCE

I-98807

unimproved ( )
This is improved (X) property, known as 906 REXDALE DRIVE
(House Number) (Street)
NASHVILLE, TENNESSEE
(P. O. Address) (City or Town) (Zip Code)

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.

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 22ND day of APRIL, 19 85

x Wayne H Downs
WAYNE H. DOWNS

x Bobby J. Downs
BOBBY J. DOWNS

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

BOOK 6539 PAGE 530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WAYNE H. DOWNS AND WIFE, BOBBY J. DOWNS

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN., this 22 day of APRIL, 19 85.

My commission expires 10-24-88 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thurman C. Flippen, Sr.

Sworn to and subscribed before me this 22ND day of APRIL, 19 85.

My commission expires 10-24-88 Notary Public

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T

Name | Address

WARRANTY DEED

FROM WAYNE H. DOWNS ET UX

TO THURMAN C. FLIPPEN, SR. ET UX

BROKERS ESCROW SERVICE
107 DONELSON PIKE
NASHVILLE, TENN. 37214
885-0223

Mail to:
William G. Traber
P. O. Box 40555
Nashville, Tenn. 37214

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6539 PAGE 531

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
0776A04/23/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I-9807

IDENTIF. REFERENCE

APR 23 | 55 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 127645