FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

John P. Kysar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF May, 1985

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

Box 14
G-1369
540866-0

BOOK 6556 PAGE 113

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Kysar (NAME)	Fidelity Federal S & L Assn (NAME)	Map 145-2
1462 Tyne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	parc 76
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville Tn 37219 (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 Development Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Kysar and wife, Roberta C. Kysar

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 1B on the plan of zone-lot division, Lot 1, Tyne Blvd. as of record in Book 6250, Page 239, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more detailed description.

Being a part of the same property conveyed to Downey Development Company by Freeman Webb Developers, Inc. as of record in Book 5971, Page 982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants on the plat as of record in Book 6250, Page 239, said Register's Office and taxes which have been prorated for 1984, and easements of said zone-lot plat.

J 0 4 5 2 4

T
IDENTIF. REFERENCE

MAY 14 12 15 PM '85
FELIX A. ZIBILICH JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (x) property, known as 1462 Tyne Blvd. 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 9th day of May, 19 85

Downey Development Co

By J B Downey Partner
J. B. Downey

05/14 12:34:32

7753

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STATE OF TENNESSEE
Davidson County

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, Jan L. Stafford, a Notary Public within and for the State and County aforesaid, personally appeared J. B. Downey, Jr. and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged to be the general partner and _____ respectively of the Downey Development Company the within named bargainor, a corporation, and that (he) (they) 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 partnership by the said J. B. Downey, Jr. as such general partner, and attesting the same by the said J. B. Downey, Jr. as such general partner

Witness my hand and official seal at office at Nashville, Tn on this the 6th day of May, 1985

My commission expires 10/24/88

Jan L. Stafford
Notary Public

WARRANTY DEED

FROM
Downey Development Company

TO
John P. Kysar and wife,
Roberta C. Kysar

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6556 PAGE 115

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

184000.00- CAMT.
478.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 484.90-
7753A05/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O 4.5.2 4

IDENTIF. REFERENCE

MAY 14 12 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 134446