file 23

Address New Owner as follows:

Staley O. McDowell
625 Ben Allen Rd.
Nashville, TN 37216

Send tax bills to:

Same

Map & Parcel

Map 61-13
Parcel 1
12DZ-8805

4183 07/22/85 07- CHECK

WARRANTY DEED

BOOK 6597 PAGE 385

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Lula Mai Timbs, a widow, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Staley O. McDowell, a single person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 246 on the Plan of Maplewood Heights Second Subdivision, a plan of which is of record in Book 547, Pages 103 and 104, Register's Office for said County.

Said Lot No. 246 fronts 100 feet on the northerly side of the Masonic Home County Road, and extends back between parallel lines on the west side 361-1/2 feet to a dead line and 351.1 feet on east line to dead line and measures 100 feet on said dead line.

THERE IS INCLUDED IN THE HEREIN DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED THEREFROM, the following tract or parcel of land:

Beginning at the point of intersection of the west boundary of the Robert L. Mathes property and the north margin of Ben Allen Road, thence along the said north margin westwardly 45 feet more or less to a point;thence south 79 degrees 45 minutes 18 seconds east 49.99 feet to a point in the said west boundary, thence along the said west boundary south 17 degrees 22 minutes 42 seconds west 6.25 feet to the point of beginning, and containing 159 square feet and being the same property conveyed to the State of Tennessee, Dept.of Transportation by deed from Lula Mai Timbs of record in Book 4937, Page 107, said Register's Office.

Being the same property conveyed to J. A. Timbs and wife, Lula Mai Timbs by deed from J. E. Saunders and wife, Florence P. Saunders of record in Book 784, Page 324, Register's Office for Davidson County, Tennessee. The said J. A. Timbs having since deceased and Lula Mai Timbs acquiring title as tenant by the entireties.

This property is conveyed subject to the Plan of record in Book 547, Pages 103 and 104, said Register's Office, Easement of record in Book 4259, Page 937, said Register's Office. Lula Mai Timbs and Lula Mae Timbs are one and the same person.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 625 Ben Allen Road, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Staley O. McDowell, a single person, his heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns,

to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

BOOK 6597 PAGE 386

WITNESS my hand on this the 28th day of June, 1985.

Lula Mai Timbs

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lula Mai Timbs, a widow, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 28th day of June, 1985.

Lois Stacy
NOTARY PUBLIC

My commission expires: 1-9-89.

LOIS STACEY NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

Stanley O McDowell
Affiant

Subscribed and sworn to before me this the 28th day of June, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

J 1:7905.

IDENTIF. REFERENCE

Jul 2 2 30 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6597 PAGE 387

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42000.00-	CAPT.
			109.20	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 115.70-
			4183A07/02/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:7905.1

IDENTIF. REFERENCE T

JUL 2 2 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150476