File Box 43

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Lorraine F. Downhour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 1985

Notary Public

MY COMMISSION EXPIRES: 4/20/86
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC., One Union Street, Nashville, TN 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Downhour et ux (NAME)	Same (NAME)	10D 4922
1097 Old Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16 #174
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(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, Van Owen House, Jr. and wife, Gatha House

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Downhour and wife, Lorraine F. Downhour

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:

LAND in Davidson County, Tennessee, being described according to a survey by Rocky L. Montoya, dated July 28, 1981, as shown on the unrecorded Plan of Edward G. Bracy Property, Section 2, Part 2, as being Lot 2, and described as follows:

BEGINNING at a concrete monument in the north margin of Union Hill Road approximately 953.97 feet south of the right of way intersection of Lama Terra Road and Union Hill Road, and also being the southeast corner of Lot 1 of the unrecorded Plan of Edward G. Bracy Property, Section 2, Part 2; thence, leaving said north margin of Union Hill Road N 48° 59' 29" E 354.77 feet to a point; thence, N 44° 17' 59" E 458.00 feet to a point; thence, S 42° 36' 30" E 101.00 feet to a point; thence, S 44° 17' 59" W 811.99 feet to the north margin of Union Hill Road; thence, with said margin N 43° 06' 43" W 130.00 feet to the point of beginning, containing 2.00 acres, more or less.

BEING the same property conveyed to Van Owen House, Jr. by deed from Lama Terra Limited, a Tennessee Limited Partnership, of record in Book 6098, Page 802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Gatha House, wife of the above named Van Owen House, Jr., joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital.rights.

This is improved (XX) unimproved ( ) property, known as 2452 Union Hill Road (House Number) (Street) Joelton, TN 37080 (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 our hand s this 22nd day of July, 1985

x Van Owen House, Jr.
Van Owen House, Jr.

Gatha House

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Owne House, Jr. and wife, Gatha House

or proved to me upon the basis of satisfactory evidence the bargainors, 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 22nd day of July, 1985

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Van Owen House, Jr. et ux

TO

Robert W. Downhour et ux

Lorraine F. Downhour

J 2 2 7 4 0

IDENTIF. REFERENCE

JUL 23 9 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

23000.00- CONT.
59.80 CSTAX
.50 PRFEE
6.00 WDELD
CHECK 66.30-
0297A07/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 7 4 0

IDENTIF. REFERENCE

JUL 23 9 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156433