Form No. W-1

BOOK 6622 PAGE 339

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Charles E. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 85

Wanda Hollis
Notary Public

MY COMMISSION EXPIRES: 11-24-87
(AFFIX SEAL)

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
Charles E. Turner (NAME)	Metropolitan Federal Sav. & Loan (NAME)	145-2
1464 Tyne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	PAR 6.3 ab
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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 Co., a partnership composed of John B. Downey and John B. Downey, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Turner and wife, Melody M. Turner

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 1A on the plan of zone-lot division, Lot 1, on the Plan of Tyne Crest 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 Developer, 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 198 , and easements of said zone-lot plat.

26046

IDENTIFICATION REFERENCE

AUG 5 12 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved { } This is improved {X} property, known as 1464 Tyne Blvd. (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37215 (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 1st day of August, 19 85

Downey Development Co

By John B. Downey, Jr. Partner

STATE OF TENNESSEE
Davidson County

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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
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John B. Downey, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Downey Development Co., the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1985.

Wanda Fritts
Notary Public

My Commission Expires: 11-01-87

4254 $0.00 491.00- CHECK

WARRANTY DEED

FROM

Downey Development Company

TO

Charles E. Turner and wife,

Melody M. Turner

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	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

182500.00-	CAPT.
474.50	CSTAX
.50	PRFEE
6.00	WDEED
CHECK	431.00-
4294A08/05/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2604 6

IDENTIFICATION REFERENCE

AUG 5 12 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160332