File Box 9

BOOK 6717 PAGE 19

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,500.00

Philip F. Ferrara
Affiant

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

John B. Downey
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip F. Ferrara (NAME)	New Owner (NAME)	MAP 145-2
1468 Tyne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 64
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 16DA 3709S

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, 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 Philip F. Ferrara and wife Lynn Ferrara

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 2A on the plan of zone-lot division, Lot 2, Tyne Blvd. as of record in Book 6250 Page 119, 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 119, said Register's Office and taxes which have been prorated for 1985, and easements of said zone-lot plat.

5.5 7.2 6.

IDENTIFICATION REFERENCE

Nov 25 2 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 1468 (House Number) Tyne Blvd. (Street) Nashville, TN (P. O. Address) 37215 (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 22nd day of November, 1985

DOWNEY DEVELOPMENT COMPANY
Downey Development Co

BY: By J B Downey Jr Partner
J.B. DOWNEY, JR.
J.B. Downey, Jr., Partner

11/25 49 355

3157

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
Davidson County

Before me, John V. Adams, 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) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the general partner and _____ respectively of the Downey Development Company partnership 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 ~~corporation~~ partnership by the said J. B. Downey, Jr. as such general partner, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of November, 19 85.

My commission expires 11-1-87

John V. Adams
Notary Public

WARRANTY DEED

FROM
Downey Development Company

TO
Philip F. Ferrara and wife,
Lynn Ferrara

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6717

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6717 PAGE 21

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
			189500.00- CONT.	
			492.70 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 499.20-	
9957A	11/25/85	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5.7.2.6.

IDENTIFICATION REFERENCE

Nov 25 2 08 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 195091