BOOK 6966 PAGE 583 FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-8-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard W. Downs	Republic Mortgage, Inc.	149-9
(NAME)	(NAME)	
4748 Apollo Drive	One Maryland Farms, Suite 101	114
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN. 37013	Brentwood, Tennessee 37027	2DU-63074
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James M. C. Wingo and wife, Rebecca L. Wingo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Downs and Sue R. Ramsey, both parties unmarried

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.

Being Lot No. 47 on the Plan of Barclay Square Subdivision, Section 1 as of record in Book 4460, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of subject lot.

Being the same property conveyed to James M. C. Wingo by deed from Elmer Wayne Miskelley and wife, Reba A. Miskelley of record in Book 5374, page 538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

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

This conveyance is subject to Restrictive Covenants of record in Book 4665, page 648 Register's Office for said County.

Rebecca L. Wingo, joins in this conveyance for the sole purpose of conveying any and all right and title she may have in subject property, especially her marital rights as wife of the within named James M. C. Wingo.

This is improved (XX) unimproved ( ) property, known as 4748 Apollo Drive, Antioch, TN. 37013
(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 29th day of August, 19 86

James M. C. Wingo

Rebecca L. Wingo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____ the undersigne i _____, a Notary Public in and for said County and State, the within named James M. C. Wingo and wife, Rebecca L. Wingo

the bargainor _____ with whom I am personally acquainted, and who knowledged that he executed the within instrument for the purposes therein contained. Witne s my hand and official seal at Nashville, Tennessee, this 29th day of August, 19 86

Commission expires 2-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

37660

IDENTIFICATION REFERENCE

SEP 3 8 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

James M. C. Wingo

TO

Richard W. Downs and Sue R. Ramsey, both parties unmarried

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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
			63000.00 CAMT.	
			176.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	182.90
6978A09/03/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37660

IDENTIF. REFERENCE

SEP 3 8 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289889