WARRANTY DEED BOOK 7097 PAGE 662

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald F. Downes, et ux.	(same)	Map 171-07
(NAME) 700 Cloverbrook Court	(NAME)	Parcel 31
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tennessee 37027	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Edward M. Brown and wife, Grace V. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said Gerald F. Downes and wife, Virginia L. Downes *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 59 on the map of Cloverland Acres Subdivision, Section II, as of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 330.24 feet on the North side of Cloverbrook Court and runs back 164.42 feet on the East line and 180.17 feet on the West line, to a line in the rear on which it measures 158.00 feet.

Being part of the same property conveyed to Seller by deed of record in Book 5194, page 972, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me, this the 31 day of Dec 19 86.

Affiant

My commission expires: 3/11/90 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 700 Cloverbrook Court, Brentwood, Tennessee 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31st *day of* DECEMBER, *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward M. Brown
EDWARD M. BROWN

Grace V. Brown
GRACE V. BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Chas T. Brown III *a Notary Public in and for said County and State,* Edward M. Brown and wife Grace V. Brown

the within named bargainor.s., 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* 31 *day of* Dec., *19* 86

Chas T. Brown III *Notary Public*

Commission expires 3/11/90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

Notary Public

Commission expires .....

80598

IDENTIFI REFERENCE

JAN 6 | 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

EDWARD M. BROWN, ET UX

TO

GERALD F. DOWNES, ET UX

THIS INSTRUMENT WAS PREPARED BY:

BROWN, BROWN & WHITE
2917 Foster Creighton Drive
Nashville, Tennessee 37204

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

RECEIVED OF _____

FOR _____

BOOK 7097 PAGE 664

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

1083 . 0- CKXT
254.01 CSTAX
.00 PRFEE
6.00 MRT
STATE 33 .50-1
06/31/87 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80598

IDENTIFICATION REFERENCE

JAN 6 1 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No31298