Title

BOOK 7137 PAGE 956

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,400.00

Jerry R Downing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 87

Sara B. Hill
Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Jerry R. Downing (NAME)	Owner (NAME)	073-05
1908 Moran Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	050.00
Nashville, TN 37216 (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, Lucia W. McIntosh, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry R. Downing, A Single person

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 Lot No. 39 on the Plan of Virginia Manor of record in Book 1835, Page 22, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Deverly McIntosh et ux Lucia W. McIntosh by deed from M.N. Preslar et ux Rachel Preslar, of record in Book 2806, Page 340, Register's Office for Davidson County, Tennessee.

The said Deverly McIntosh having since died.

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

9:41:40

IDENTIFICATION REFERENCE

FEB 17 11 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is improved (XX) unimproved ( ) property, known as 1908 Moran Avenue, Nashville, TN 37216
(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 12th day of February, 19 87

Lucia W. McIntosh

Lucia W. McIntosh

886

STATE OF TENNESSEE
Davidson County

BOOK 7137 PAGE 957

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Lucia W. McIntosh~~

the bargainor___, with whom I am personally acquainted, (o proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 12th day of February, 19 87.

Commission Expires November 1, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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

RECEIVED OF _____

FOR _____

BOOK 7137 PAGE 958

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

49405.00- CAMT.
138.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.82-
0063A02/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 4. 1. 4. 0.

IDENTIFICATION REFERENCE

FEB 17 11 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.46217