FILE BOX "7" FILE NO. 23922

BOOK 7676 PAGE 981 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,801.17

Marshall L. Downing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 19 88

Notary Public

MY COMMISSION EXPIRES: 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MARSHALL L. DOWNING | DEPOSIT GUARANTY MORTGAGE COMPANY | 135-12-A |
| (NAME) 2063 Nashboro Blvd. | (NAME) P. O. Box 1193 | 34 CO |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37217 | (STREET ADDRESS) Jackson, Mississippi 39215-1193 | 2D 65953 |
| (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 DANIEL J. NICHOLS and wife, PEGGY L. NICHOLS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARSHALL L. DOWNING and wife, CARLA J. DOWNING,

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 Unit No. 2063 and Garage No. 2063 G, Nashboro Village 12 Condominium, as of record in Book 4675, page 121, said Register's Office, to which plan reference is herein made for a more complete description and subject to all terms and conditions set forth in the Master Deed and By-Laws establishing a Horizontal Property Regime of record in Book 4827, page 30, Book 4827, page 47, as amended in Book 6153, page 252, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Daniel J. Nichols by deed from Raleigh G. Seals and wife, Kathleen K. Seals, of record in Book 7042, page 175, Register's Office for Davidson County, Tennessee. The said Daniel J. Nichols having since married and his wife, Peggy L. Nichols joins in this conveyance for whatever right, title and interest she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a notes secured by a first mortgage Deed of Trust to MORTGAGE TRUST COMPANY, of record in Book 7042, page 178, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH DEPOSIT GUARANTY MORTGAGE COMPANY.

This is unimproved / improved (X) property, known as 2063 Nasboro Blvd. Nashville, Tennessee 37217
(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 our hands this 12th day of October, 19 88

DANIEL J. NICHOLS

PEGGY L. NICHOLS

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**STATE OF TENNESSEE**
**Davidson County**

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DANIEL J. NICHOLS and wife, PEGGY L. NICHOLS,

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 1988.

Commission Expires 9/11/90

_____ 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

6593 10/13 0101 03CHECK 246.74

7.5 8.7 3.

IDENTIFICATION REFERENCE

Oct 13 1 42 PM '88

FILED & RECORDED
WILSON H. REGISTER
DAVIDSON COUNTY, TN

**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 72801.17 |
| CON TX | 240.24 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 246.74 |
| CHECK | 246.74 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/88 01 13:48 0001 6593



7.5873

IDENTIFICATION

Oct 13 1 42 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 143391