Chicago Title

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00260324
BOX 35

VOL 0815 PAGE 745

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Watson Downing (NAME)	Same (NAME)	MAP 8
101 High Lea Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 6.01
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

X

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by John Watson Downing and wife, Gail Louise Downing and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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W. Kenneth Hale, Jr. and wife, Jane F. Hale

have this day bargained and sold, and do hereby transfer and convey unto the said John Watson Downing and wife, Gail Louise Downing

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County and in the 15th Civil District of Williamson County, Tennessee, being a part of Tract No. 1 and Tract No. 2 on the unrecorded plan of the estate of J. M. Morel, deceased, described according to a survey dated June 6, 1983, by Carrol Dean Carman, Surveyor, as follows:

Beginning at a concrete monument in the common line between Tracts Nos. 1 and 2, said Morel Plan, the same being the southeasterly corner of the property conveyed to James N. Stansell and wife, Shirley B. Stansell by deed from James N. Stansell, Jr. and William S. Barnes, Jr., of record in Book 5355, page 215, Register's Office for Davidson County and being the northeasterly corner of the property conveyed to William S. Barnes, Jr. and wife Lucy L. Barnes by deed from James N. Stansell, Jr. and William B. Barnes, of record in Book 5360, page 469, Register's Office for Davidson County and in Book 309, page 861, Register's Office for Williamson County, Tennessee, said point being also, North 35 deg. 30 ' East, 333.00 feet from the centerline of Old Brentwood Road, as measured along the common line between Stansell and Barnes; thence with common line between Stansell and Talton, North 35 deg. 30' East, 82.30 feet,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 335,000.00

Subscribed and sworn to before me this the 13th *day of* October *19* 89

My commission expires: 11/12/90 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 101 High Lea Drive, Brentwood, TN 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 13th *day of* October *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. Kenneth Hale, Jr.
W. Kenneth Hale, Jr.

Jane F. Hale
Jane F. Hale

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* W. Kenneth Hale, Jr. and wife, Jane F. Hale

the within named 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 ~~13th~~ *day of* ~~October~~, *19* 89

Betty B Fisher
Notary Public

Commission expires 11/12/90

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

to an iron pin; thence South 54 deg. 30' East, 233.00 feet to an iron pin in the West margin of High Lea Drive; thence with said margin, South 35 deg. 30' West, 146.95 feet to a concrete monument, a common corner to Talton and Lawrence Williams; thence North 54 deg. 30' West, 233.00 feet with Williams line to a concrete monument in the East boundary of Barnes, a corner to Williams; thence with Barnes, North 35 deg. 30' East, 19.65 feet to an iron pin; thence North 50 deg. 14' West, 267.72 feet to an iron pin in the westerly line of Tract No. 1, said Morel Plan; thence North 35 deg. 39' East, 25.76 feet to a concrete monument; thence with Stansell South boundary, South 54 deg. 21' East, 266.92 feet to the point of beginning, containing 43,684 square feet.

Being the same property conveyed to W. Kenneth Hale, Jr. and wife, Jane F. Hale by deed from Mary F. Hale and husband, William K. Hale, Sr. which deed is being recorded simultaneously herewith and immediately prior hereto.

WKH JFH.

BOOK# 915 PG 745
NOTE BK 45 PG 325
TAX 1105.50 TOTAL 1118.50
FEE 1.00 RECEIPT# 69401
REC 12.00

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.
1989 OCT 18 AM 8:31

7-6142

IDENTIF. REFERENCE

OCT 24 10 04 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

TRANSFERRED

OCT 18 1989

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

8248 10/24 0101 03CHECK 9.00