Bk 46

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,916.45
Ronald Lydell Downing
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 93
Notary Public
MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Beth Cook, Attorney, P. O. Box 2136, Cordova, TN 38018-2136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Lydell Downing (NAME)	Chemical Mortgage Company (NAME)	MAP 42-7-A
1312 Pilgrim Drive (ADDRESS)	200 Old Wilson Bridge Road (ADDRESS)	PARCEL 149
Madison, TN 37115 (CITY) (STATE) (ZIP)	Worthington, OH 43085-8500 (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, Danny T. Smith and wife, Patricia Ann Tate-Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Lydell Downing and wife, Kimberly Michelle 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 Lot No. 421, Heritage Square, Phase Four, of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Danny T. Smith, unmarried, by deed from Fox Ridge Company, a Limited Partnership, dated October 30, 1986, recorded November 5, 1986 in Book 7030, page 951, Register's Office for Davidson County, Tennessee. Patricia Ann Tate-Smith joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which she may have, marital or otherwise.

As further consideration, the Grantees herein, do hereby agree to assume the unpaid indebtedness which is of record in Book 7030, page 954, Register's Office for Davidson County, Tennessee, and promise to pay the same and hold Grantors harmless therefrom.

88294 IDENTIFICATION REFERENCE FEB 2 10 50 AM '93 WILLIAM R. BURTON REGISTER DAVIDSON COUNTY, TENN.

9367 02/02 0101 03CHECK 241.73

unimproved ( )
This is improved (X) property, known as 1312 Pilgrim Drive, Madison, TN 37115
(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 hand S this 29th day of January 19 93

Danny T. Smith
Danny T. Smith

Ronald Lydell Downing
RONALD LYDELL DOWNING

Patricia Ann Tate-Smith
Patricia Ann Tate-Smith

Kimberly Michelle Downing
KIMBERLY MICHELLE DOWNING

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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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, the within named DANNY T. SMITH AND WIFE, PATRICIA ANN-TATE SMITH AND RONALD LYDELL DOWNING AND WIFE, KIMBERLY MICHELLE DOWNING

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 29th day of January 19 93.

Commission expires 11/30/96

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

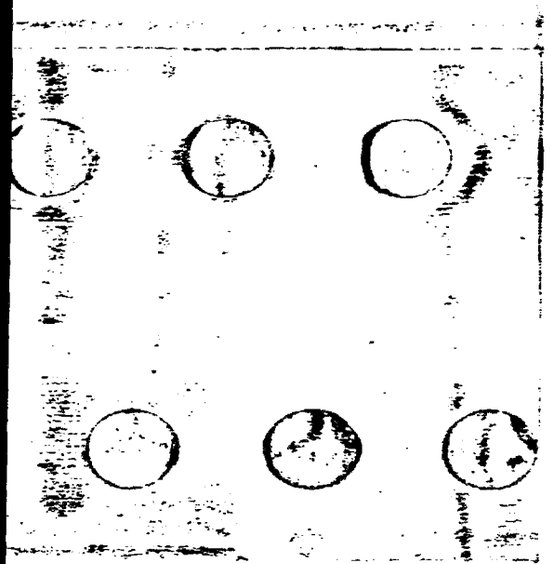
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED
FROM
TO
RETURN TO:





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

CAMT	62916.45
CON TX	232.73
PRFEE	1.00
WDEED	8.00
TOTAL	241.73
CHECK	241-73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/93 01 10:48 0001 8367

8829.4

IDENTIFICATION REFERENCE

FEB 2 10 50 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 616903