RE-RECORD
BOOK 9460 PAGE 915

THIS INSTRUMENT PREPARED BY:

Roland M. Lowell
LEITNER WARNER MOFFITT WILLIAMS
DOOLEY CARPENTER & NAPOLITAN
2300 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel Nos.
Nevin H. Downs, et ux. 557 Forest Retreat Hendersonville, TN 37075	SAME	Map 131-16, Parcel 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $190,000.00.

Myrtianne Downs
Affiant

Subscribed and sworn to before me this 7th day of July, 1994.

Notary Public

My Commission Expires: 3-20-95

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Thousand and No/100 Dollars ($190,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Peggy Gene Hester, Surviving Spouse of Eugene Nelson Hester (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Nevin H. Downs and wife, Myrtianne Downs (the "Grantee"), Grantee's heirs, successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. The area incorporated within the bounds of the graveyard or cemetery located at the southeast corner of the premises and shown on the plan of Gateway Acres, of record in Book 974, page 73, together with the right of ingress and egress thereto.

This is improved property known as 1144 Gateway Lane, Nashville, Tennessee.

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TO HAVE AND TO HOLD the Property with appurtenances, estate, title, and interest thereto belonging to the Grantee's heirs, successors, and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 7th day of July, 1994.

Peggy Gene Hester

Peggy Gene Hester

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tammi L Newton, a Notary Public in and for said County and State, the within named bargainor, Peggy Gene Hester, with whom I am personally acquainted (or 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 Nashville, Tennessee, this 7th day of July, 1994.

Tammi L Newton

Notary Public

My Commission Expires: 2-22-95

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Exhibit A

Property Description

Land in Davidson County, Tennessee, in the 7th, formerly 11th, Civil district and being part of Lot No. 109 on the unrecorded Map of Lealand, as shown on a survey made February 17, 1938, by S. G. Doak, Surveyor, and being known as Lot No. 7 and part of Lot No. 2 of Block "B" on the Map of Gateway Acres, of record in Book 974, page 73, and described as follows:

Beginning at a point in the northerly margin of Gateway Lane, 999.85 feet, more or less, East of the easterly margin of Granny White Pike; thence South 84 degrees 49 minutes East, with the northerly margin of said Lane, 192 feet to a point; thence North 2 degrees 20 minutes East, 278.9 feet to a point; thence Westerly 189 feet, more or less, to a point; ~~thence Westerly 189 feet, more or less, to a point~~; thence South 5 degrees 11 minutes West, 280.7 feet to the beginning. P/H initial, seller

Included in the above description and reserved for the perpetuation of a private burial ground is a lot of land described as follows:

Beginning at a point in the northerly margin of Gateway Lane 5 feet West of the common corner of Lots Nos. 6 and 7 of Block "B" of said Gateway Acres, of record in Book 974, page 73, said Register's Office; thence North 84 degrees 49 minutes West, along the northerly margin of Gateway Lane, 45 feet to a point; thence North 3 degrees 20 minutes East, 55 feet to a point; thence South 85 degrees 42 minutes East, 45 feet to a point; thence South 3 degrees 20 minutes West, 55 feet to the beginning.

Being the same property conveyed to Eugene Nelson Hester and wife, Peggy Gene Hester, by deed from Milton Bracey and wife, Jane Porter Bracey, of record in Book 1641, page 73, Register's Office of Davidson County, Tennessee, the said Eugene Nelson Hester having since died.

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IDENTIF. & REFERENCE
94 JUL -8 AM 9:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

89466
IDENTIF. & REFERENCE
RE-RECORD
94 SEP 19 PM 2:
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

4860 07/08 0101 03CHECK 716.00

5873 09/09 0101 03CHECK 12.00