34

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

Nevin H. Downs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 95

Notary Public

MY COMMISSION EXPIRES: 10/07/98, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
REGINALD D. THOMAS	GUARANTY TRUST COMPANY	11D8 9310
(NAME) 312 MANZANO DRIVE	(NAME) 726 SOUTH CHURCH STREET	52-3-122
(STREET ADDRESS OR ROUTE NUMBER) MADISON , TN 37115	(STREET ADDRESS) MURFREESBORO, TN 37130	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

NEVIN H. DOWNS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REGINALD D. THOMAS AND WIFE, JACQUELYN S. THOMAS

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. 1A OF THE ZONE LOT DIVISION OF D.L. KELLEY, OF RECORD IN PLAT BOOK 6900, PAGE 199, WHICH AMENDS PLAT BOOK 6200, PAGE 495, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR(S) BY DEED OF RECORD IN BOOK 7120, PAGE 735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

MYRTIANNE WESTCOTT DOWNS, SPOUSE OF NEVIN H. DOWNS JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HER RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO REGINALD D. THOMAS AND WIFE, JACQUELYN S. THOMAS.

This is improved X unimproved property, known as 312 MANZANO 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 my hand this 31st day of July, 19 95

NEVIN H. DOWNS: Nevin H. Downs

MYRTIANNE WESTCOTT DOWNS: Myrtianne Westcott Downs

STATE OF TENNESSEE
County of SUMNER

BOOK 9749 PG 30

Personally appeared before me,
NEVIN H. DOWNS AND SPOUSE MYRTIANNE WESTCOTT DOWNS
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July , 19 95

Commission expires October 7, 1998

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

7706 08/02 0101 03CHECK 208.00
Notary Public

WARRANTY DEED

FROM
NEVIN H. DOWNS

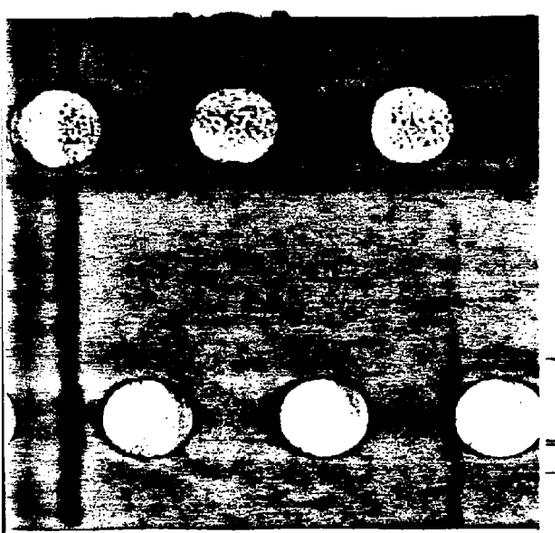
TO
REGINALD D. THOMAS, ET UX

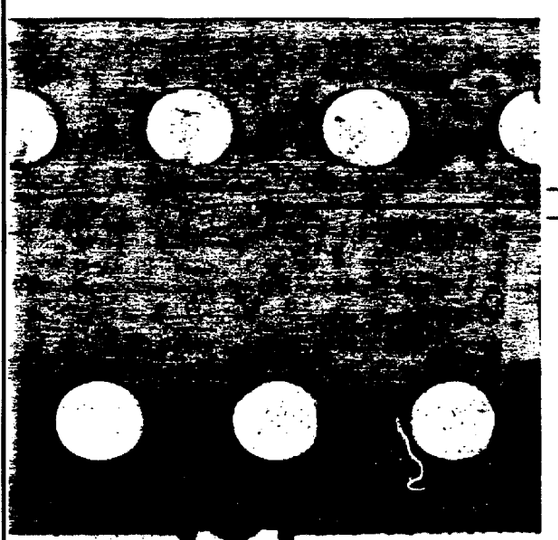
~~PLEASE RETURN TO:~~
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

95 AUG -2 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00085109





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9749 PG 31

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	53900.00
CON TX	199.43
PRFEE	1.00
WDEED	8.00
BY BANK	208.43
CHECK	208.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/95 01 10:47 0001 7706

0085109
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 10:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936740