0129077
IDENTIF. ↑ REFERENCE
PICK-UP

THIS INSTRUMENT PREPARED BY:

95 DEC -5 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

JOHN R. PHILLIPS, JR.
Phillips & Ingrum
117 East Main Street
Gallatin, Tennessee 37066

MAP 22
PARCEL 130

ADDRESS NEW OWNER:

Jessee & Teresa Downs
P.O. Box 2104
Madison, TN 37115

SEND TAX BILLS TO:

Same

BOOK 9879 PG 121

WARRANTY DEED

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 Herman and Barbara Duffie hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jesse Downs and wife, Teresa Downs, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in the second district of Davidson County, Tennessee. Being a portion of the property of Herman Duffie and wife, Barbara Duffie as of record in Deed Book 6265, Page 074, Register's Office Davidson County, Tennessee, described as follows, to wit:

BEGINNING at an iron rod on the western margin of Whites Creek Pike said point being the Southeast corner of the property of Jesse Downs (DB. 6462, PG. 064, R.O.D.C.T) and being the Northeast corner of this tract;

THENCE with the margin of Whites Creek Pike and a curve to the left having a radius of 1462.39 fee, Delta of 09 deg. 17'08", length of 237.00 feet and a chord bearing of S. 11 deg. 03'47" W 236.74 feet to an iron rod;

THENCE leaving said rod margin, N. 87 deg. 11'42" W. 214.65 feet to an iron rod on the center line of a telephone line;

4459 12/05 0101 03CHECK 42.90

PHILLIPS & INGRUM
ATTORNEYS AT LAW
117 EAST MAIN
GALLATIN, TENNESSEE
37066

THENCE with center line of telephone line, N. 24 deg. 17'36" W. 255.77 feet to an iron rod on the property of Buford L. Reding (DB. 1816, PG. 424, R.O.D.C.T.);

THENCE with line of Buford L. Reding, S. 86 deg. 28'16" E. 171.43 feet to an iron rod at the corner of the property of Jesse Downs (DB. 6462, PG. 064, R.O.D.C.T.);

THENCE with line of Jesse Downs, S.89 deg. 46'56" E. 193.95 feet to the point of beginning;

BEING part of the same property conveyed to Herman and Barbara Duffie by Warranty Deed as of record in Deed Book 6265, Page 074, Register's Office Davidson County, Tennessee.

This is unimproved property known as _____ Whites Creek Pike, Nashville, TN 37189.

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.

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ATTORNEYS AT LAW
117 EAST MAIN
GALLATIN, TENNESSEE
37066

Witness our hands this 4th day of December, 1995.

Herman Duffie
HERMAN DUFFIE

Barbara Duffie
BARBARA DUFFIE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, Herman Duffie, 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, at office this 4th day of December, 1995.

Faye S. Ford
Notary Public

My Commission Expires:

1/27/96

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, Barbara Duffie, 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, at office this 4th day of December, 1995.

Faye S. Ford
Notary Public

My Commission Expires:

1/27/96

PHILLIPS & INGRUM
ATTORNEYS AT LAW
117 EAST MAIN
GALLATIN, TENNESSEE
37066

BOOK 9879 PG 124

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Jesse A Davis
Affiant

Subscribed and sworn to before me this 4th day of December, 1995.

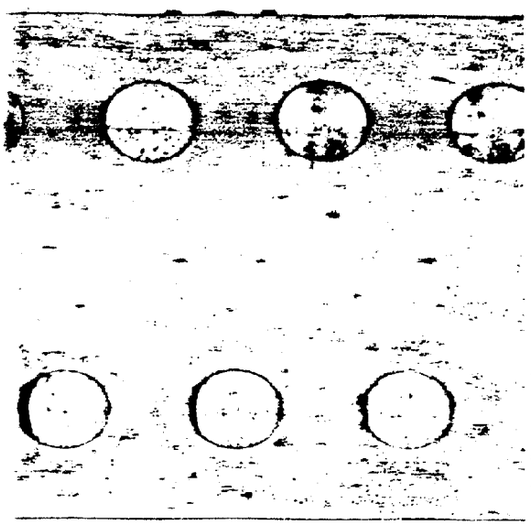
Faye S. Ford
Notary Public

NOTARY PUBLIC

My Commission Expires:

1/27/96

PHILLIPS & INGRUM
ATTORNEYS AT LAW
117 EAST MAIN
GALLATIN, TENNESSEE
37066



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9879 PG 125

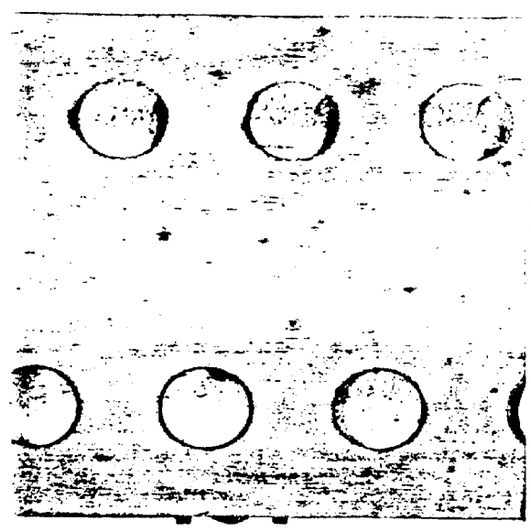
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 7000.00
CON TX 25.90
PRFEE 1.00
WDEED 16.00
TOTAL 42.90
CASH ~~CHECK~~ 42.90

12/05/95 01 12:39 0001 4969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0129077
IDENTIF. ↑ REFERENCE

95 DEC -5 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 983461