PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 61-11-166

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99 DEC -1 AM 9:24
GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT # 066243 FEE $ 13.00

0662439

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **November, 1999** between **John W. Downton and Gloria Isaacks-Downton** , GRANTOR, and **Gentry E. Hayes and wife, Tonia R. Hayes** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 10 feet of Lot No. 15 and all of Lot No. 16 on the Map of George Burrus' Subdivision of Lot No. 81 on the Map of Maplewood Home Tract, of record in Book 421, page 178, Register's Office for said County. Said Lot and part of said Lot front together 110 feet on the northerly side of Curdwood Avenue, formerly Maplewood Boulevard, and extend back between parallel lines 230 feet, more or less, to a dead line in the rear.

Being the same property conveyed to Gentry E. Hayes and wife, Tonia R. Hayes, by deed from John W. Downton and wife, Gloria Isaacks-Downton of record in Book _____, page _____, said Register's Office.

Being the same property conveyed to John W. Downton and wife, Carol A. Downton by deed from Gilbert D. Hall and wife, Joann Hall, of record in Book 6151, page 227, said Register's Office, and further conveyed to John W. Downton by quitclaim deed from Carol A. Downton of record in Book 9731, page 217, said Register's Office.

The legal description contained herein is identical to the legal description contained in the previous deed of record.

Gloria Downton, spouse of John W. Downton, joins in the execution of this deed for the express purpose of conveying all of her right, title and interest, if any, marital or otherwise, in and to said realty.

This conveyance is subject to: (1) the 1999 property taxes, which have been prorated; (2) restrictive covenants of record in Book 598, page 99, said Register's Office; (3) all matters as shown on the plan of record in Book 421, page 178, said Register's Office; (4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4071, page 39, said Register's Office; (5) Easement and right-of-way of record in Book 7848, page 895, said Register's Office; and, (6) minimum building setback lines of record in said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John W. Downton
John W. Downton
Signature of Seller

Gloria Isaacks-Downton
Gloria Isaacks-Downton
Signature of Seller

12/01 01:01 OSCHECK 380.25

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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Personally appeared before me, a Notary Public of said County and State, **John W. Downton and Gloria Isaacks-Downton**, the within named bargainors, 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 **12th** day of **November, 1999.**

Laura A Burgen
Notary Public

My Commission Expires: 4/20/2003

Name and Address of Property Owner:

Gentry E. Hayes and Tonia R. Hayes
1015 Curdwood Blvd.
Nashville, TN 37216

Property Address:

1015 Curdwood Blvd.
Nashville, TN 37216

Person Responsible for Taxes:

LAURA A. BURGESS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$99,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

D.W. McMackin
Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of **November, 1999.**

Laura A Burgen
Notary Public

My Commission Expires: 4/20/2003

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

LAURA A. BURGESS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0662439

USER INPUT REFERENCE

99 DEC -1 AM 9:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	99900.00
CON TX	369.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	380.63
CHECK	380.63

12/01/99 01 09:25 0001 6720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544326