56

RECORD AND RETURN TO:
NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(99-956)

Instr:200002170015918 Page: 1 OF 2
REC'D FOR REC 02/17/2000 11:07:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $488.77

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,100.00

Heather M. Truckey
Affiant

Subscribed and sworn to before me, this 21st day of January, 2000.

Notary Public
My commission expires: 5/13/2001

Address of New Owner:	Send Tax Bills to:	Tax Information
Heather M. Truckey	Provident Funding Associates,L.P.	103-04-0
4505 Colorado Avenue	1100 Circle 75 Parkway, Suite 100	249.00
Nashville TN 37209	Atlanta, GA 30339	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jesse Wilson Downey and wife, Mary Kathryn Downey hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heather M. Truckey hereinafter called the Grantee her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being the westerly 50 feet of Lot No. 4 on the Map of Johnson Bransford's Subdivision of the northwest part of Block 28, in the Sylvan Park Subdivision, as of record in Book 421, Page 136, Register's Office for said County.

Said part of Lot No. 4 fronts 50 feet on the southerly side of Colorado, formerly 9th Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Jesse Wilson Downey and wife, Mary Kathryn Downey by Installment deed from William Everette Lewis and wife, Laura Downey Lewis, of record in Book 2537, Page 628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4505 Colorado Avenue, Nashville, Tennessee 37209

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of January, 2000.

Jesse Wilson Downey

Jesse Wilson Downey

Mary Kathryn Downey

Mary Kathryn Downey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Jesse Wilson Downey and Mary Kathryn Downey with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purpose therein contained.

Witness my hand, at office in Brentwood, Tennessee, this 21st day of January, 2000.

Notary Public

My Commission expires: 5-20-2003

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires