PREPARED BY:
Richard M. Smith
SMITH & CASHION, PLC
424 Church Street, Suite 1200
Nashville, Tennessee 37219-2306

Davidson County DEEDWARR
Recvd: 01/23/01 09:26 2pgs
Fees:10.99 Taxes:315.44
20010123-0006730

PICK-UP

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
1512 Santa Rosa Court Madison, Tennessee 37115	same	52-08-0-A Parcel 36

THE ACTUAL CONSIDERATION OR VALUE
WHICHEVER IS GREATER IS
$85,254.00

Vernon Downs

Lisa Downs

Sworn to and subscribed before me this the 22nd day of January, 2001.

Notary Public

My Commission Expires: 5/26/2002

PAM BERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, Ira Downs, Jr. ("Grantor") has this date bargained and sold, and does hereby sell, transfer, and convey unto Vernon Downs and Lisa Downs ("Grantee"), Grantee's heirs and assigns all Grantor's right, title and interest in the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Heron Walk Section 2 Phase 1 of record in Plat Book 9700, Page 386, Register's Office for said county, to which reference is made for a more complete description.

THIS PROPERT IS IMPROVED ROPERTY LOCATED at: 1512 Santa Rosa Court, Madison, Tennessee 37115.

The description contained in this Deed is the same description as in the previous deed of record.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, in fee simple forever.

Being The same Property conveyed to IRA Downs Jr. by Deed of Record in Book 10792 Page 881 Register of Deeds Davidson County

Grantor COVENANTS with the said Grantee that it is lawfully seized nad possessed of the above described real estate, that is has good and lawful right to sell nad convey the same and that the same is unencumbered, and it binds itself and its successors, assigns, and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of JANUARY, 2001.

IRA DOWNS, JR.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Pam Berry K, a notary public of the State and County mentioned, personally appeared Ira Downs, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of January, 2001.

Pam Berry K
Notary Public



My Commission Expires:
5/24/2002