WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 120,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF AUGUST, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MAY 30 2004

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jerry N. Downing	Jerry N. Downing	MAP: 128-6-A
521 Stacy Square Terrace	521 Stacy Square Terrace	Parcel: 521.00CO
Nashville, TN 37221	Nashville, TN 37221	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY A. GREGG AND HUSBAND, CALVIN O. WALKER

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

JERRY NATHAN DOWNING, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 521 Stacy Square Terrace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 29th day of August, 2002.

Nancy A. Gregg

Calvin O. Walker

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Nancy A. Gregg and Calvin O. Walker, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 29th day of August, 2002.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MAY 30 2004

Davidson County DEEDWARR
Recvd: 09/04/02 14:55 2pgs
Fees:13.00 Taxes:444.00

20020904-0107117

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 521, Lot 9B on the Plan of Stacy Square II, as of record in Plat Book 6250, page 159, as amended by exhibit to Master Deed in Book 6497, page 720, as amended in Book 8117, page 901, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael M. Gregg and wife, Nancy A. Gregg by deed from Morris Eshaghpour Contracting Corporation of record in Book 6636, Page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy A. Gregg by Quitclaim Deed from Michael M. Gregg of record in Book 10407, Page 253, Register's Office for Davidson County, Tennessee.

Calvin O. Walker joins in this conveyance to relinquish any marital rights that he may have in the subject property.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.