Davidson County DEEDWARR
Recvd: 08/19/04 11:52 2pgs
Fees:13.00 Taxes:740.00

20040819-0100322

STATE OF TENNESSEE
COUNTY OF Davidson

14134

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/25/2005

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Downing (NAME)	New Owner (NAME)	130-8-111
920 Ashford Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Karen Celeste Rippy and Cheryl Lynn Heath, Executrixes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Downing and wife, Sue K. Downing

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

BEING in the 7th Civil District of said County, being the 100 feet west of Lot No. 1 on the proposed subdivision of the Ella H. Baker 50-acre tract described as follows: Beginning on the southerly margin of Harding Place at the northwest corner of the property conveyed to Solon K. Grayson and wife,, by deed from Metropolitan Life Insurance Company, of record in Book 1140, page 591, Register's Office for said County; thence with the southerly margin of Harding Place, westwardly 100 feet; thence southwardly 300 feet; thence eastwardly 100 feet; thence northwardly 300 feet to the southerly margin of Harding Place, the point of beginning.

BEING the same property conveyed to Ruth L. Wilkinson by deed from June Dyer Duff, an unmarried woman, dated August 1, 1975, and recorded in Book 4937, page 778, said Register's Office. Ruth L. Wilkinson now known as Ruth Wilkinson Roaden. The said Ruth Wilkinson Roaden having since died. Order approving Sale of Real Property, No. 03P1626, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is unimproved property known as 3803 Harding Place, Nashville, TN 37215

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.

Witness their hands this 6th day of August, 2004.

Karen Celeste Rippy
Executrix

Cheryl Lynn Heath
Executrix

14134

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named

Karen Celeste Rippy and Cheryl Lynn Heath, Executrixes

the 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 and official seal at Nashville, Tennessee, this 6th day of August, 2004.

My commission expires

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006