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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

X James W Townsend Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF June, 19 71.

Alan L. Saturn
Notary Public

MY COMMISSION EXPIRES: 3-4-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, 1822 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Townsend, Jr. (NAME)	SAME (NAME)	Par. #FH-23808
Route #2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 159-2
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. #38

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, LINBAR HOMES, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. TOWNSEND, JR., and wife BRENDA M. TOWNSEND,

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:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 9 on the plan of Galaxy Estates of record in Book 4175, page 77, Register's Office in and for Davidson County, described as follows:

BEGINNING at a point on the southerly margin of Carl Seyfert Memorial Drive at the northwest corner of Lot No. 8 on said plan, thence with said Drive with a slight curve southwestwardly 17.03 feet to the beginning of another curve; thence with said curve westwardly 82.31 feet to the southeast corner of Lot No. 10 on said plan; thence with the line between said Lots No. 9 and 10 on said plan southwestwardly 305.74 feet to a point; thence south 6° 48' west 50.00 feet to a point; thence south 88° 44' east 311.00 feet to the southwest corner of said Lot No. 8; thence with the line between said Lots No. 8 and 9 northwardly 275.00 feet to the point and place of BEGINNING.

Being part of the same property conveyed to Linbar Homes, Inc., by deed from Ford & Clayton Homebuilders, a partnership composed of Mrs. Carl Seyfert, James Clayton, and James A. Ford, of record in Book 4373, page 951, Register's Office in and for Davidson County, Tennessee.

This conveyance made subject to certain setback lines and easements shown on the plan of record in Book 4175, page 77, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1235 (House Number) Carl Seyfert Memorial (Street) Drive, (P. O. Address) Brentwood (City or Town) (Postal Zip)

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 hand this 4TH day of June, 19 71.

LINBAR HOMES, INC.

BY: Barry Leitlin
Barry Leitlin, President

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Alan J. Saturn, a Notary Public within and for the State and County aforesaid, personally appeared Barry Zeitlin ~~and~~ _____ with whom I am personally acquainted and who upon (~~his oath~~) acknowledged (~~himself~~) to be the President ~~and~~ _____ ~~respectively~~ of the Linbar Homes, Inc., the within named bargainor, a corporation, and that (he) as such President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Barry Zeitlin as such President. ~~and attesting the same by the said~~ ~~secretary~~ _____

Witness my hand and official seal at office at Nashville, Tennessee, on this the 4th day of June, 19 71

My commission expires 2-4-75

Alan J. Saturn
Notary Public

Return to
Prepared by
Title #

WARRANTY DEED

FROM

LINBAR HOMES, INC.

TO

JAMES W. TOWNSEND, JR., and wife, BRENDA M. TOWNSEND

B 1 7 6 1 0

IDENTIF. REFERENCE

JUN 4 3 23 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-4-71	CONV	60,000.00			
JUN-4-71	STAX		A*	156.00	
JUN-4-71	PRTFEE		A*	.50	
JUN-4-71	WDEED		A*	3.00	* 159.50