prepared by: Tom Benkley, Att'y
James Robertson Parkway
Nashville, Tenn

WARRANTY DEED

BOOK 4522 PAGE 769

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William M. Towns, et ux.	Fidelity Federal Savings &Loan	Map 116-15
(NAME) 330 East Marthonna Road	(NAME) Union Street	Par. 56
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) ----------
---------- *Dollars,*

cash in hand paid by William M. Towns and wife, Margaret F. Towns, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said William M. Towns and wife of the balance owing on an indebtedness secured by deed of trust executed by Morris F. Estes and wife, Joyce P. Estes, to Vaden Lackey, Jr., Trustee, dated January 26, 1965, and recorded in Book 3854, page 654, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association the payment of a note for $13,400.00, payable as therein specified,

We, Charles E. Holland and wife, Freda M. Holland,

have this day bargained and sold, and do hereby transfer and convey unto the said

William M. Towns and wife, Margaret F. Towns, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lots Nos. 144, 145, 146 and 147 of Block "B" on the Map of Marthonna, not of record, and described according to a copy of a survey thereof made by J. A. Mefford, Surveyor, in December, 1937, as follows:

BEGINNING at a point in the westerly margin of Ezell Road East at the common corner of Lots Nos. 143 and 144, being 450 feet north of Ezell Road South; thence westerly with the line between said lots, 422.5 feet to a point; thence northerly 100 feet to the line between Lots 147 and 148; thence with the line between said lots, easterly 422.5 feet to the westerly margin of Ezell Road East; thence with the margin of the same, S. 2° 58' W., 100 feet to the point of beginning.

BEING the same property conveyed to Charles E. Holland and wife, Freda M. Holland, by deed from Billy J. Estes and wife, of record in Book 4377, page 462, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,425.00

Subscribed and sworn to before me, this the 21 day of July 19 71

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William M. Towns and wife, Margaret F. Towns, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for a lien on 1971 taxes which are not yet due and payable.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William M. Towns and wife, Margaret F. Towns, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 21st *day of* July, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E. Holland

Freda M. Holland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvin M. Almany *, a Notary Public in and for said County and State,* Charles E. Holland and wife, Freda M. Holland

*the within named bargainor*S*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 21 *day of* July, *19*71.

Marvin M. Almany *Notary Public*

Commission expires March 3, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

CHARLES E. HOLLAND, ET UX.

TO

WILLIAM M. TOWNS, ET UX.

Return to: Marvin M. Almany, Realtors
203 Plaza Professional Bldg.
Madison, Tennessee 37115

B 24099

IDENTIF. REFERENCE

JUL 23 11 ... AM '71

DAVIDSON COUNTY, TENN.

Guaranty Title

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

JUL 23 71	CONV	16,425.00				
JUL 23 71	S'TAX		A*	42.64		
JUL 23 71	PR'FEE		A*	.50		
JUL 23 71	W'DEED		A*	4.00	*	47.14