WARRANTY DEED

BOOK 4530 PAGE 15

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hubert H. Townes	Hubert H. Townes	Map 115-1
(NAME)	(NAME)	
911 Rodney Drive	911 Rodney Drive	Parcel 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205	Nashville, Tenn. 37205	8D61645
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and after good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3854. Page 213. Register's office for Davidson County, Tennessee.

We, John S. Wade, Jr. and wife, Ann Neese Wade

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

Hubert H. Townes and wife, Peggy W. Townes

and their ~~XXXXX~~ *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Brookmeade Addition, Section II, as of record in Book 2663, page 59 Register's office for said County.

Said lot No. 39 fronts 146 ft. on the west side of Rodney Drive and runs back 278 feet on the south line and 271 ft. on the north line, to a dead line on which it measures 145.4 ft.

Being the same property conveyed to John S. Wade, Jr. and wife, Ann Neese Wade, by Deed from Joe N. Drew and wife, Martha C. Drew of record in Book 4263, Page 19; Register's office for Davidson County, Tennessee.

It is agreed and understood that the escrow account with Guaranty Mortgage Company in connection with the aforesaid indebtedness is hereby transferred to said buyers, Hubert H. Townes and wife, Peggy W. Townes. It is further understood that insurance coverage on this property is also transferred to said buyer.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,300.00

Subscribed and sworn to before me, this the 17th day of August, 1971

Affiant

My commission expires My Commission Expires May 4, 1975

Notary Public

This is ~~unimproved~~ improved property, known as 911 Rodney Drive, Nashville, Tenn. 37205
(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

Hubert H. Townes and wife, Peggy W. Townes,

and their ~~XXXXXX~~,

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 as noted above.

We *further covenant and bind* ourselves, and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hubert H. Townes and wife, Peggy W. Townes

their ~~XXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17th *day of* August, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John S. Wade, Jr.

Ann Neese Wade

THIS INSTRUMENT WAS PREPARED BY:
H. L. BUCHANAN ATTORNEY
116 20th Avenue South
Nashville, Tennessee 37203

41

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Ewin, *a Notary Public in and for said County and State,* John S. Wade, Jr. and wife, Ann Neese Wade,

the within named bargainors, 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
this 11 *day of* August, *19* 71

Raymond H Ewin *Notary Public*

Commission expires My Commission Expires May 4, 1975

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

John S. Wade, Jr., et ux.

TO

Hubert H. Townes, et ux.

B 27309

IDENTIF. REFERENCE

Aug 18 10 32 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 18 71	CONV	33,300.00				
AUG 18 71	S'TAX		A*	86.58		
AUG 18 71	PR'FEE		A*	.50		
AUG 18 71	W'DEED		A*	4.00	*	91.08

Compliments of

Guaranty Title

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