ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. Terry F. Townsend	The Lomas & Nettleton Company	83-4-17
(NAME) 2017 Rosecliff Drive	(NAME) 3200 Pacific Ave.	15DA-36950
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Virginia Beach, Virginia	M.O.
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated March 21, 1972, payable to The Lomas & Nettleton Company, for the original sum of $17,500.00, with interest at 7% per annum, both principal and interest payable $116.55 monthly, beginning May 1, 1972, balance due March 1, 2002, and secured by Deed of Trust of record in Book 4587, page 257, Register's Office for Davidson County, Tennessee,

we, GERALD W. HIGGINS AND WIFE, SHARON R. HIGGINS

have bargained and sold, and by these presents do transfer and convey unto the said

TERRY F. TOWNSEND AND WIFE, GEORGIA D. TOWNSEND

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 129 on the Plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for said County.
Said Lot No. 129 fronts 65 feet on the northerly margin of Rosecliff Drive and extends back 157.3 feet on the easterly line and 293.2 feet on the westerly line to a broken line in the rear, measuring 177.8 feet thereon.
Being the same property conveyed to GERALD W. HIGGINS AND WIFE, SHARON R. HIGGINS by deed from Donald F. Pugh and wife, of record in Book 4654, page 916, said Register's Office.

The above described property is conveyed subject to restrictions in Book 1907, page 593, said Register's Office.

MAY21F	CONV	19,820.72			
MAY21FSTAX			A*	51.48	
MAY21FPRFEE			A*	.50	
MAY21F	WDEED		A*	4.00	* 55.98

unimproved ( )
This is improved (X) property, known as 2017 Rosecliff Drive-Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 19 day of May, 19 73.

Gerald W. Higgins — Gerald W. Higgins
Sharon R. Higgins — Sharon R. Higgins
Terry F. Townsend
Georgia D. Townsend

BOOK 4709 PAGE 80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GERALD W. HIGGINS AND WIFE, SHARON R. HIGGINS

the 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 19th day of May, 1973.

My commission expires 5-11-1974 Notary Public Billy A DeBusk

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Terry F. Townsend and Georgia D. Townsend with whom I am personally acquainted, and who, upon oath, acknowledged this instrument to be ~ and ~ respectively of the ~, the within named bargainor, a corporation, and that ~ as such ~ and ~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ~ as such ~ and attesting the same by the said ~ as such ~.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of May, 1973.

Billy A DeBusk Notary Public

Commission expires 5-11-1974

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 19,820.72 ~~19,000.00~~

This is equal to or greater than the property would bring at a fair and voluntary sale.

Billy Ambrose DeBusk

Sworn to and subscribed before me this 19th day of May, 1973.

My commission expires 5-11-1974 Notary Public Billy A DeBusk

This instrument was prepared by:

C. H. Briley, Jr., Atty.-2114 Parkway Towers-Nashville, Tennessee

Name Address

WARRANTY DEED
G-231763-gh

FROM

GERALD W. HIGGINS ET UX

TO

TERRY F. TOWNSEND ET UX

C07399

IDENTIF. REFERENCE

MAY 21 1 21 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219