This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

Johnny W. Carruthers and wife,

Sherry S. Carruthers

TO

Barbara M. Townes

MAIL RECORDED INSTRUMENT To: JOHN G. DOAK, Atty. 2525 Lebanon Road Nashville, Tenn. 37214

For draftsman's use

Prepared By:

John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara M. Townes (NAME)	First Federal S. & L. Assoc. (NAME)	
4726 Abbay Drive (STREET ADDRESS OR ROUTE NUMBER)	236 - 4th Avenue North (STREET ADDRESS)	147-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

C 15358

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUL 16 11 21 AM '73

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 28,000.00 Barbara M. Townes Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July 1973

John G. Doak Notary Public

MY COMMISSION EXPIRES: 23 Jan 1976

(AFFIX SEAL)

For and in Consideration of the sum of

TEN and NO/100's---------- DOLLARS

and other good and valuable considerations including Grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated June 26, 1970, in Book 4427, page 710, Register's Office for Davidson County, Tennessee, in the original principal amount of $20,750.00.

Johnny W. Carruthers and wife, Sherry S. Carruthers have bargained and sold, and by these presents do transfer and convey unto the said Barbara M. Townes her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 359 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Registers Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Abbay Drive, at the corner of Lots 359 and 360; thence with the line between said lots, northeasterly 118.8 feet to a point; thence northwesterly 90.8 feet to the southerly margin of Lynn Drive; thence with the margin of the same, southwesterly 116.1 feet to the beginning of a curve; thence around said curve, southerly 42.68 feet to the easterly margin of Abbay Drive; thence with the margin of the same, southeasterly 118 feet to the point of beginning.

BEING the same property conveyed to Johnny W. Carruthers and wife, Sherry S. Carruthers, by deed from John E. Wheeler and wife, Jane L. Wheeler, as of record in Book 4427, page 708, Register's Office for said County.

Grantors further transfer and convey unto Grantee the funds held in escrow by First Federal Savings & Loan Association and do hereby authorize First Federal Savings & Loan Association to transfer the existing fire and hazard insurance on the premises to Grantee.

RECORDED INSTRUMENT For JOHN G. DOAK, Atty. Nashville, Tenn.

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This is [ ] unimproved [X] improved property, known as 4726 Abbay Drive, Nashville, TEnnessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee her heirs and assigns, forever.

And we do covenant with the said Grantee 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.

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 Grantee her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 9th + 12 day of July, 19 73

Johnny W. Carruthers--------
Sherry S. Carruthers--------

JUL 16 CONV 28,000.00
JUL 16 STAX A* 72.80
JUL 16 PRFEE A* .50
JUL 16 WDEED A* 4.00 * 77.30

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 Sherry S. Carruthers the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of July, 1973.

Notary Public

Commission expires 23 May 1977

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny W. Carruthers, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Phoenix, Arizona, on this the 9th day of July, 1973.

Notary Public

My Commission Expires: 3/20/74