BOOK 1739 PAGE 565

Prepared by Henry Rudy Attorney Nashville Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James G. Townsel et ux (NAME)	Guaranty Mortgage Co. (NAME)	
620 Vivian Drive (STREET ADDRESS OR ROUTE NUMBER)	311- 7th Ave No. (STREET ADDRESS)	161-6
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	123

FOR AND IN CONSIDERATION of the sum of Twenty Nine Thousand Nine Hundred and no/100- ----------($29,900.00)---------- *Dollars,*

of which $7,001.68 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder, James G. Townsel and wife, Edith P. Townsel have assumed and agree to pay the unpaid balance of $22,898.32 of an original indebtedness of $23,350.00 secured by deed of Trust in Book 4538, page 457, Register's Office for Davidson County, Tennessee,

We, Joseph M. Hardaway Jr. and wife, Lauren Hardaway,

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

James G. Townsel and wife, Edith P. Townsel, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 204 as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County.
Said Lot No. 204 fronts 80.00 feet on the northerly side of Vivian Drive, and runs back between parallel lines, 155.00 feet to a line in the rear on which it measures 80.00 feet.

Being part of the same property conveyed to Joseph M. Hardaway, Jr., and wife, Lauren H. Hardaway, by deed from Atlas Construction Company, of record in Book 4538, page 455, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,900.00

Subscribed and sworn to before me, this the 21st day of August 19 73

My commission expires: 4/25/76 (Affix Seal)

Affiant James G. Townsel

Notary Public Mary Enoch

NOTARY PUBLIC STATE AT LARGE

This is improved ( ) unimproved (X) property, known as 620 Vivian Drive Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAV AND TO HCLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James G. Townsel and wife, Edith P. Townsel, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James G. Townsel and wife, Edith P. Townsel, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* August, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph M. Hardaway Jr.

Lauren H. Hardaway

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Joseph M. Hardaway, Jr., and wife Lauren Hardaway

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 Tennessee, this 16th day of August, 19 73.

Commission expires 4/25/76 Mary Ensey Notary Public

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG. 22 | 357
[redacted]

WARRANTY DEED

FROM

JOSEPH M. HARDAWAY, JR., ET UX

TO

JAMES G. TOWNSEL ET UX

AUG 22 73 CONV 29,900.00
AUG 22 73 S'TAX A* 77.74
AUG 22 73 PR'FEE A* .50
AUG 22 73 W'DEED A* 4.00 * 82.24

C 20643

IDENTIF. REFERENCE

AUG 22 9 13 AM '73

FELIX [illegible]
DAVIDSON COUNTY, TENN.

Compliments of

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