Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd., Madison,Tenn.

WARRANTY DEED

BOOK 4790 PAGE 368

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. E.R.Townsend (NAME:)	Same (NAME:)	
719 Main Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	63
Nashville,Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	133

mail to

For and in Consideration of the sum of Ten and no/100 ----------
----------($10.00)---------- *DOLLARS*
Cash in hand paid, receipt of which is hereby acknowledged, and for the further consideration that the grantees herein do hereby assume and agree to pay a lien on the said property to secure the payment of $7,000.00 in monthly installments of $200.00 each which includes principal and interest at 8% per annum, as shown in the deed of record book 4740, page 185, which the grantees do agree to pay as part of the property conveyed as described hereinafter.

I, John E. Abernathy, unmarried, the grantor

have bargained and sold, and by these presents do transfer and convey unto the said Eddie R. Townsend and wife, Luanne D. Townsend,

the grantees and their *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. 3 on the Plan of Cumberland River Estates, of record in Book 4175, page 106, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to James E. Burnes, and wife, Quenelle D. Burnes, by deed from C. E. Corlew, of record in Book 4740, page 185, R.O.D.C., Tennessee, and being the same property as conveyed from James E. Burnes et ux, Quenelle D. Burnes by deed to John E. Abernathy, unmarried, as of record in Book 4740/ page 185, Reg. Off. Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,500.00

Subscribed and sworn to before me, this the 21st day of February 19 74

Affiant

My commission expires: Nov. 6th, 1976 (Affix Seal)

Notary Public

DAVIDSON

C 4 2 9 1 8

BOOK 4790 PAGE 369

IDENTIF. REFERENCE

FEB 21 3 54 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB21	CONV	13,500.00				
FEB21	STAX		A*	35.10		
FEB21	PRFEE		A*	.50		
FEB21	WDEED		A*	6.00	*	41.60

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

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 and their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the grantor, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 21st *day of* February *19*74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C. Abernathy

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

John E. Abernathy

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 Madison, Tennessee, this 21st day of February, 19 74.

Notary Public.

HUGH HOWELL NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires November 6th, 1976

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

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