MAIL TO: M. C. DAVIS, 813 Kendrick Trail, Madison, Tennessee, 37115

This Form furnished by Attorneys Title Company, Inc.

BOOK 4811 PAGE 156

Form No. WD-2

FROM

M. C. Davis et ux

TO

Donald Ray Townsend, et ux

For draftsman's use

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ray Townsend, et ux (NAME)	Home Federal Savings & Loan Assn. (NAME)	52-1
539 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	Par 163
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	OE

Mail-Z

C52380

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 1 12 13 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 7,600.00 Barbara Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~March~~ May 1974.

W. D. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Aug. Rey

~~(AFFIX SEAL)~~

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 other good and valuable considerations, including the assumption by the Grantees, herein, and their agreement to pay according to its terms and conditions the outstanding principal loan balance more fully described in and secured by deed of trust of record in Book 4366, Page 794, Register's Office Davidson County, Tennessee.

We, M. C. Davis and wife, Mary E. Davis, Grantors, herein,

have bargained and sold, and by these presents do transfer and convey unto the said Donald Ray Townsend and wife, Barbara Sharon Townsend, Grantees, herein,

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

LAND in the 11th Civil District of Davidson County, Tennessee, and being a portion of the westerly part of Lot No. 25 on the Plan of the subdivision of B. H. and Margaret Franklin's six acre tract as of record in Book 843, Page 78, Register's Office Davidson County, Tennesse and described as follows from a survey made by Harvey Gee, October 1, 1958:
BEGINNING at an iron pin in the northerly margin of Neely's Bend Road being the southeasterly corner of this tract, running thence with the northerly margin of Neely's Bend Road, N. 79° 20 feet W. 65 feet to a point; thence N 15° 30 feet E. 141.7 feet to an iron pin; thence N 53° 30 feet E 100 feet to an iron pin; thence S 51° 58 feet E 54 feet to an iron pin; thence S 29° 09' W 200 feet to the point of beginning.
BEING the same property conveyed to M. C. Davis and wife, Mary E. Davis, by deed from Theodore M. Binkley and wife, and Nellie Rosie Binkley, of record in Book 4336, Page 970 Register's Office Davidson County, Tennessee.

Grantors, herein, hereby assign, set over and transfer unto the Grantees, herein, all their right, title and interest in and to the escrow accounts, taxes and insurance.

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WD-2

539 Neely's Bend Road, Madison, Tennessee 37115

This is (unimproved ( ) improved (XX) property, known as _____ (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 Grantees, their heirs and assigns, forever.

And Grantors 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.

And Grantors 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.

Witness our hands this 12th day of March, 19 74

M. C. Davis
M. C. DAVIS

Mary E. Davis
MARY E. DAVIS

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 M. C. Davis and wife, Mary E. Davis, the 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 12 day of March, 19 74.

Leo Foy, Notary Public.

NOTARY PUBLIC AT LARGE OF TENNESSEE

Commission expires 2-8-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

MAY-1 CONV *7,600.00
MAY-1 STAX A* 19.76
MAY-1 PRTFEE A* .50
MAY-1 WDEED A* 4.00 * 24.26

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 _____