BOOK 4827 PAGE 413

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,796.38

Edwin T. Townsend Nickolena S. Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF 8 June 19 74.

Notary Public

MY COMMISSION EXPIRES: April 24-1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Christy et al (NAME)	Owners (NAME)	Map 83-13
721 Newhall Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 450
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail to

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edwin T. Townsend and wife, Nickolena S. Townsend

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Christy and wife Laura C. Christy

HEREINAFTER CALLED THE GRANTEES, 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. 165 on the Map of Lindsley Home Tract, as of record in Plat Book 2, page 92, Chancery Court for said County.

Said Lot No. 165 fronts 50 feet on the southerly side of Lillian Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Edwin T. Townsend and wife, Nickolena S. Townsend by deed from Elbert T. Townsend and wife, Mary R. Townsend of record in Book 4597, page 357, Register's Office for Davidson County, Tennessee.

Default on said first mortgage may be considered default on second mortgage and give rise to all rights provided in second mortgage.

Grantees agree to assume and to pay a certain note of recorded deed in Book 4151, page 167 with a balance of $4,051.10 and to assume and pay a certain note of recorded deed in Book 4433, page 460 with a balance of $845.29 with interest as shown in redorded deeds.

Grantees agree to pay property taxes for 1974.

This is improved (X) unimproved ( ) property, known as 1516 Lillian Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 8 day of June, 19 74

X Edwin T. Townsend

Nickolena S. Townsend

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. Cuthbertson, a Notary Public in and for said County and State, the within named Edwin T. Townsend and wife, Nickolena S. Townsend

the bargainor, 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 8 day of June 19 74.

Commission expires April 26-1976 — E. Cuthbertson, Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____ — Notary Public

WARRANTY DEED

FROM
Edwin T. Townsend and wife
Nickolena S. Townsend

TO
Robert E. Christy and wife,
Laura C. Christy

C 59871

IDENTIF. REFERENCE

JUN 21 10 49 AM '74
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUN 21 74	CONV	*5,296.39			
JUN 21 74	ST'TAX		A*	13.78	
JUN 21 74	PR'FEE		A*	.50	
JUN 21 74	W'DEED		A*	4.00	* 18.28

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.