Prepared by: Buyer
5004 Drawsdale Dr.
Nash. Tenn

WARRANTY DEED

BOOK 4838 PAGE 851

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry F. Townes (NAME)	Same (NAME)	Map 135
5004 Drawsdale Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 151
Nash. Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

For and in Consideration of the sum of ONE and 00/100 DOLLARS ($1.00), cash paid in hand, by the hereinafter named grantees, and other good and valuable consideration ~~DOLLARS~~ the receipt of which is hereby acknowledged, I, Mary TOWNES, Covington hereinafter called the grantor

x

x

x JUL30?? CONV 12,500.00

JUL30?? S'TAX A* 32.50

x JUL30?? PR'FEE A* .50

JUL30?? W'DEED A* 8.00 * 41.00

x

x

x

x

x

x

x

Legibility of Writing, Typing or Printing in This Document Unsatisfactory when received.

have bargained and sold, and by these presents do transfer and convey unto the said BARRY F. TOWNES and wife, ALICE H. TOWNES, 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 the 2nd, formerly the 5th, civil district of Davidson County, Tennessee, being Lot No. 5 on the plan of R. M. Meriweather's Subdivision, as of record in book 1424, page 38, Register's Office for said County, and also a 50-foot strip lying immediately east of and adjacent to said Lot No. 5.

Said Lot No. 5 fronts 90 feet on the easterly side of Reynolds Road and runs back between parallel lines 180 feet to a dead line. Said 50-foot strip is described as follows: Beginning at the southeast corner of Lot. No. 6 on said plan, 180 feet easterly from the easterly margin of Reynolds Road, said point being also the northeast corner of Lot No. 5; Thence with the eastern boundry line of said Lot No. 5, south 9 degrees 50' West 90 feet to the northeast corner of Lot No. 4 on said plan; Thence eastwardly 50 feet to a point; Thence North 9 degrees 50' east 90 feet to a point; Thence westwardly 50 feet to the beginning.

Being the same property conveyed to Merritt Townes and wife, Mary Townes, by deed from Elbert Lunn, et ux, of record in Book 2641, page 635, Register's Office of Davidson County, Tennessee. Thence conveyed to MARY TOWNES, by deed from Merritt Townes, et ux, of record in book 3433, page 143, Register's Office of Davidson County, Tenn. This conveyence is made subject to easement for electric power line granted Tennessee Power Company by J. M. Hardy, et al, of record in Book 437, page 47, and easement for public utilities, 50-foot building setback line and restrictions as shown on Plan Book 1424, page 38, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 30th day of July 1974

Barry F. Townes
Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (xx) property, known as Route 1, Reynolds Road, Nashville, Tennessee
(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 BARRY F. TOWNES and wife, ALICE H. TOWNES *heirs and assigns, forever.*

And I *do covenant with the said* BARRY F. TOWNES and wife, ALICE H. TOWNES *that* I *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, MARY TOWNES Covington *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* BARRY F. TOWNES and wife, ALICE H. TOWNES *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 30th *day of* July, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Townes Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, M. W. Van Hooser, a Notary Public in and for said County and State, the within named Mary Townes Covington

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 30th day of July, 19 74

M. W. Van Hooser, Notary Public.

Commission Expires February 13, 1977

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

WARRANTY DEED

FROM

MARY TOWNES

TO

BARRY F. TOWNES and wife,

ALICE H. TOWNES

C 6 5 1 4 2

IDENTIF. REFERENCE

Jul 30 9 40 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238