BOOK 4882 PAGE 653

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howell Townes	Same	Map 118-2
(NAME) 2731 E. Main St.	(NAME)	Pat 198
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Howell Townes

have this day bargained and sold, and do hereby transfer and convey unto the said Howell M. Townes, Jr.

his ~~successors~~, heirs and assigns, a remainder interest in certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the westerly side of Westwood Drive, formerly 7th Avenue South, and runs back between parallel lines with the northerly margin of Biloxi Street, 170 feet to an alley.

Being the same property conveyed to Ewell Townes by deed from H. B. Blue and wife, of record in Book 1160, page 689, said Register's Office. The said Ewell Townes is now deceased, leaving the only heir-at-law, Howell Townes.

The Grantor expressly reserves unto himself a life estate in said property.

Howell Townes fixed and set apart homestead exemption in an instrument as of record in Book 4449, page 330, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ E 92219

Subscribed and sworn to before me, this the 1 day of October 1970

Affiant Howell Townes

My commission expires: Jan. 23, 1972 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Howell M. Townes, Jr. his ~~successors~~, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Howell M. Townes, Jr., his ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 1 day of October, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Howell Townes

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4882 PAGE 654

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip Saindon, *a Notary Public in and for said County and State,* Howell Townes

the within named 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 Nashville, Tennessee *this* 1 *day of* October, *19* 70

Phillip Saindon
Notary Public

Commission expires Jan 23, 1972

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 .....

JAN 21 75 CONV 18,500.00
JAN 21 75 S'TAX A* 48.10
JAN 21 75 PR'FEE A* .50
JAN 21 75 W'DEED A* 4.00 * 52.60

WARRANTY DEED

FROM

HOWELL TOWNES

TO

HOWELL M. TOWNES, JR.

C 8 4 9 0 9

IDENTIF. REFERENCE

JAN 21 8 38 AM '75

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

Compliments of

Guaranty Title

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

PEDIGO & SAINDON