BOOK 4917 PAGE 589

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howell Townes (NAME)	Same (NAME)	119-5
2731 Westwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	254 pt
Nashville Tenn. (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.

JUN-2[75]	CONV	30,000.00				
JUN-2[75]	S'TAX		A*	78.00		
JUN-2[75]	PR'FEE		A*	.50		
JUN-2[75]	W'DEED		A*	8.00	*	86.50

This Instrument Was Prepared By

Phillip Saindon (ash)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

I, Howell Townes

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Howell M. Townes, Jr. his *heirs and assigns,* ~~[illegible]~~ a remainder interest in certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Block No. 26 on the plan of the subdivision of part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning on the easterly margin of the right-of-way of the Nashville Railway and Light Company, now abandoned, at a point 140½ feet south of the southerly margin of Lutie Street, being the northwest corner of the property conveyed to Jas. R. Hale by deed from W. G. White and wife, of record in Book 484, page 643, said Register's Office; thence with the easterly margin of said right-of-way, northwardly 57 feet; thence eastwardly 152½ feet, more or less, to the westerly line of the property conveyed to J. H. Wray and wife, by deed from W. G. White and wife, of record in Book 458, page 473, said Register's Office; thence with said line, southwardly 37½ feet to said Wray's southwest corner; thence with Wray's southerly line, eastwardly 35 feet, more or less, to the westerly margin of a private alley; thence with same, southwardly 23½ feet, more or less, to said Hales' northeast corner; thence with said Hale's northerly line, westwardly 163½ feet, more or less, to the beginning.

Being the same property conveyed to P. F. Townes and wife, Ewell Townes, by deed from W. W. Clark and wife, of record in Book 1813, page 261, said Register's Office. The said P. F. Townes and wife, Ewell Townes are now deceased, leaving the only heir-at-law, Howell Townes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this the 23 day of October 1972

Affiant

My commission expires: Jan. 23 1972

(AFFIX Seal)

Notary Public

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.

unimproved ( )
This is 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 Howell M. Townes, Jr. *his heirs and assigns, forever.*

And I *do covenant with the said* Howell M. Townes, Jr. *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, Howell Townes *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Howell M. Townes, Jr. his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 1 *day of* October, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Howell Townes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 Nashville, Tennessee, this 7th day of October, 1970.

Phillip Sanders
Notary Public

Commission Expires Jan. 23, 1972

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 .....

Received
October, 1970
H F Jr.

WARRANTY DEED

FROM

HOWELL TOWNES

TO

HOWELL M. TOWNES, JR.

D 000636

IDENTIF. REFERENCE

JUN 2 11 16 AM '75

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

BOOK 4917 PAGE 592

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON