Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 4996 PAGE 322

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary F. Townsend, et al	Home Federal Savings & Loan Ass	10D-49695
(NAME) 1209 Genelle Drive	(NAME) 230 Fourth Avenue, North	33-2-17
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100--------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $33,150.00 to Home Federal Savings and Loan Association of Nashville, secured by a Deed of Trust to Charles Nelson, Trustee, of record in Book 4722, Page 556, Register's Office for Davidson County, Tennessee,

Grantors, Edward E. Matheney and Billie Jean Matheney

have this day bargained and sold, and do hereby transfer and convey unto the said

Mary F. Townsend, Larry Townsend and Carolyn F. McCormack, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot 54 on the Plan of Plantation Estates, Section III, as of record in Book 3700, Page 141, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Edward E. Matheney and wife, Billie Jean Matheney, by deed from John B. Gibbs and wife, Betty L. Gibbs, of record in Book 4722, Page 554, 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 $42,500 OR

Subscribed and sworn to before me, this the 12 day of January 1976

Affiant Gregory F. Townsend

My commission expires: March 6, 1980 (Affix Seal)

Notary Public Norma M. Moore

STATE OF TENNESSEE ★ NOTARY PUBLIC AT LARGE

This is ( ) unimproved (X) improved property, known as 1209 Genelle Drive, Goodlettsville, TN 37072
(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

Mary F. Townsend, Larry Townsend and Carolyn F. McCormack, their

(successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as hereinabove mentioned.

Grantors *further covenant and bind* themselves/their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hands this* 12 *day of* January, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward E Matheney

Billie Jean Matheney

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, Thomas M. Moore, a Notary Public in and for said County and State, Edward E. Matheney and Billie Jean Matheney

the within named 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 Hendersonville, Tennessee, this 12th day of January, 19 76.

Thomas M. Moore Notary Public

Commission expires March 6, 1977

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

EDWARD E. MATHENEY

TO

MARY F. TOWNSEND, ET AL

PLEASE RETURN TO:

TOM MOORE, REALTORS
394 W. Main Street
Hendersonville, Tenn. 37075

D 35836

IDENTIF. REFERENCE

FEB 12 10 12 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

FEB 12 76 CONV 42,500.00
FEB 12 76 S'TAX B* 110.50
FEB 12 76 PR'FEE B* .50
FEB 12 76 W'DEED B* 4.00 * 115.00

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238