BOOK 5021 PAGE 992

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howell Townes	Same	
(NAME): 2731 Westhaven Drive	(NAME):	119-10
(STREET ADDRESS OR ROUTE NUMBER): Nashville Tenn. 37204	(STREET ADDRESS):	153
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pt

DEED

FOR AND IN CONSIDERATION of the sum of One Dollar cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a life estate in Howell Townes, and on his death a life estate in Deloris G. Townes until her death or re-marriage, whichever contingency comes first, at which time the remainder interest shall be vested in Howell Townes, Jr., his heirs and assigns, in fee simple,

We, Howell Townes and wife, Deloris G. Townes, have bargained and sold, and by these presents do hereby transfer and convey unto Phillip Saindon, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Being Lot No. 12 on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 12 fronts 75 feet on the easterly side of Hartford Drive and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Howell Townes and wife Edna Townes, by deed from John M. Clark and wife, Anne G. Clark, of record in Book 1755, page 355, Register's Office for Davidson County, Tennessee. Edna Townes is now deceased.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And we do covenant with the said Phillip Saindon, Trustee, that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it.

And we, Howell Townes and wife, Deloris G. Townes, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip Saindon, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

This Instrument Was Prepared By

Phillip Saindon (emp)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 10,140.00

Subscribed and sworn to before me, this the 30th day of May 1976

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

And now I, the said Phillip Saindon, Trustee, for and in consideration of the sum of One Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance as above set out, do hereby transfer and convey unto Howell Townes a life estate, and on his death a life estate to Deloris G. Townes until her death or re-marriage, whichever contingency comes first, with the remainder interest to Howell Townes, Jr., his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 Townes, Deloris G. Townes, and Howell Townes, Jr., their heirs and assigns, forever.

And I do covenant with the said Howell Townes, Deloris G. Townes and Howell Townes, Jr. that I, Phillip Saindon, Trustee, am lawfully seized and possessed of said land and have a good right to convey it.

And I, Phillip Saindon, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein to the said Howell Townes, Deloris G. Townes and Howell Townes, Jr., their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of May, 1976.

Howell Townes

Deloris G. Townes

Phillip Saindon, Trustee

BOOK 5021 PAGE 994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Howell Townes and wife, Deloris G. Townes, the 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 Nashville, Tennessee, this 5 day of May, 1976.

Dewey W. Pedigo
Notary Public

My Commission Expires:
11-12-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Phillip Saindon, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, as Trustee, for the purposes therein contained.

5-11 Witness my hand and official seal at Nashville, Tennessee, this day of May, 1976.

Dewey W. Pedigo
Notary Public

My Commission Expires:
11-12-78

IDENTIFICATION REFERENCE

MAY 5 10 31 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

MAY-5-76	CONV	10,100.00			
MAY-5-76	S'TAX		26.26		
MAY-5-76	PR'FEE		.50		
MAY-5-76	W'DEED		6.00	*	32.76

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