This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5055 PAGE 803

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RICHARD TOWNES, ET UX	Same	
(NAME)	(NAME)	
1816 - Riviera Dr.		18-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash. Tenn		14 Pcl
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

STEVE C. SANDERS AND WIFE, ROSE SANDERS,

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

RICHARD TOWNES AND WIFE, ALICE K. TOWNES, their

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

Land in Davidson County, Tennessee, being Lot No. 30 in Connell Estates, Section 2, as shown on plan of record in Book 2900, page 130, said Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 30 fronts 145.0 feet on the easterly side of Engel Avenue and runs back between lines, 283.7 feet on the northerly line and 276.8 feet on the southerly line to a dead line in the rear upon which it measures 145.0 feet thereon.

Being the same property conveyed to Steve C. Sanders and wife, Rose Sanders, by deed from Thomas E. Carver and wife, Judy Kay Carver, of record in Book 4725, page 121, 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 $ 5,900.00

Subscribed and sworn to before me, this the 31st day of July 19 76

Affiant

My commission expires: 10-24-77 (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 grantees, their (successors), heirs and assigns forever. We covenant that we 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 appears of record.

We further covenant and bind ourselves, our 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 hand S this 31st day of July, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Stephen C. Sanders

X Rose M. Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5053 PAGE 804

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE C. SANDERS AND WIFE, ROSE SANDERS the within named bargainor.S., 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 31st day of July, 19 76.

H. Preston Battle Notary Public

Commission expires 10-24-77

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 ....20....day of....., 19.....

.....Notary Public

Commission expires.....

AUG 10 76	CONV	*5,500.00		
AUG 10 76 S'TAX			B* 14.30	
AUG 10 76 PR'FEE			B* .50	
AUG 10 76	W'DEED		B* 4.00	* 18.80

WARRANTY DEED

FROM STEVE C. SANDERS, ET UX

TO RICHARD TOWNES, ET UX

D 62540

IDENTIF. REFERENCE

AUG 10 10 42 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115