WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard R. Townes 702-710 Sixth Ave., South Nashville, Tennessee 37203	Richard R. Townes 702-710 Sixth Ave., South Nashville, Tennessee 37203	Map 93-14 Par. 447 & 448

BOOK 5056 PAGE 726

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Mary Dougherty Townes, a widow and not remarried, has bargained and sold, and by these presents does hereby transfer, convey and warrant to Richard R. Townes, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
BEING Lot No. 121 and the Northerly 20 feet of Lot 120 on the Plan of Barrow Grove Addition to Nashville as of record in Book "S", Page 279, Register's Office for said County.
SAID Lot No. 121 and the Northerly 20 feet of Lot No. 120 front together 80 feet on the Easterly side of 6th Avenue, ~~South,~~ formerly High Street, and run back between parallel lines 210 feet to an alley.
BEING the same property conveyed to Mary D. Townes by deed from Jo-Mar Properties, Inc. of record in Book 4629, Page 710, Register's Office for Davidson County, Tennessee. Mary D. Townes and Mary Dougherty Townes is one and the same person.

TRACT II:
BEING the Southerly 20 feet of Lot No. 123 and all of Lot No. 122 on the Plan of Barrow Grove, as of record in Book "S", Page 279, Register's Office for said County, being Lots Nos. 12 and 13 on the Plan of Henry Blood's Subdivision of certain lots in Barrow Grove, not of record, described as follows:
BEGINNING on the Easterly margin of 6th Avenue, South, formerly High Street, at the corner of Lots Nos. 13 and 14, being the Southwest corner of the property conveyed to M. M. Wilson and wife, by deed from W. Raymond Denney, Trustee, of record in Book 1236, Page 151, said Register's Office; thence with the line between said two lots Eastwardly 210 feet to the Westerly margin of an alley; thence with said alley Southwardly 80 feet to the line between Lots. Nos. 11 and 12; thence with the line between said two lots Westwardly 210 feet to the Easterly margin of 6th Avenue, South; thence with said Avenue Northwardly 80 feet to the beginning.
BEING the same property conveyed to John F. Townes by deed from Harold Kornman and wife, Ruth C. Kornman, of record in Book 3707, Page 385, Register's Office for Davidson County, Tennessee, the said John F. Townes having subsequently died and the property having passed to Mary Dougherty Townes under the will of John F. Townes of record in Will Book 102, Page 650, County Court Clerk's Office for Davidson County, Tennessee.

This is improved property, known as 702-710 Sixth Ave., South, Nashville, Tennessee 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $162,500.00.

Subscribed and sworn to before me, this 12th day of August, 1976.

My commission expires:

Mary Dougherty Townes
Affiant

Herman L. Trautman
Notary Public

This instrument was prepared by: Herman L. Trautman, Attorney at Law, Vanderbilt Law School, Nashville, Tennessee 37240.

To have and to hold the said tract or parcel of land, with the appurtenances thereto belonging to the said Richard R. Townes, his heirs and assigns, forever. The undersigned, Mary Dougherty Townes, hereby covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said land to the said Richard R. Townes, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, Mary Dougherty Townes, has executed this warranty deed by signing her name thereto and acknowledging the same before a notary public on this 12th day of August, 1976.

Mary Dougherty Townes

Mary Dougherty Townes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Herman L. Trautman, a Notary Public in and for said County and State, the within named Mary Dougherty Townes, a widow and not remarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 1976.

Herman L. Trautman
Notary Public.

My commission expires:
October 19 1977

D 062963

T IDENTIF. REFERENCE

AUG 12 11 10 AM '76

FELIX E. DYER, REGISTER
DAVIDSON COUNTY, TENN.

AUG 12 76	CONV	90,000.00			
AUG 12 76	CONV	72,500.00			
AUG 12 76	S'TAX		B*	422.50	
AUG 12 76	PR'FEE		B*	.50	
AUG 12 76	W'DEED		B*	4.00	* 427.00