Send tax bills to:
Robert J. Townsend etux
1011 West Douglas Ave
Hosh. Tenn

This instrument prepared by:
YELTON & TURNER
Attorneys at Law
Mt. Juliet, Tennessee

WARRANTY DEED

BOOK 5072 PAGE 580

THIS INDENTURE made and entered into on this the 27th day of SEPTEMBER 1976, by and between

63-2
63 PW

ROBERT L. FRANKS

hereinafter referred to as the GRANTORS, and

ROBERT J. TOWNSEND AND WIFE, REBA G. TOWNSEND

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN ($10.00) DOLLARS CASH IN HAND PAID GRANTOR BY GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 11th Civil District of DAVIDSON County, Tennessee, and more particularly described as follows:

Being Lot No. 53 and the southerly 25 feet on Lot No. 54 on the map or plan of Nawakwa Hills, Powwow Addition, Section No. 2 as of record in Book 974, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 53, and the said southerly 25 feet of Lot No. 54, adjoin and together front 75 feet on the easterly side of Whoopee Trail, and extend back easterly between parallel lines 150 feet to a dead line and measures 75 feet thereon.

Being the same property conveyed to Robert L. Franks by deed dated September 24, 1975 from Mrs. Sadie Buchanan Richardson, of record in Book 4992, Page 274, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 3500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Reba Townsend

Subscribed and sworn to before me this the 28 day of Sept 19 76

Notary Public

Aug Ko 4

YELTON & TURNNER
ATTORNEYS AT LAW
106 MT. JULIET ROAD
MT. JULIET, TENNESSEE 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

D6943

IDENTIFICATION REFERENCE

SEP 28 8 50 AM '76

Robert L Franks

SEP 28 76 CONV *2,500.00
SEP 28 76 S'TAX B* 6.50
SEP 28 76 PR'FEE B* .50
STATE OF TENNESSEE DEED B* 4.00 * 11.00

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor,

ROBERT L. FRANKS

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, Tennessee on this the 27th, day of September, 1976.

Darlene Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-1-78

DARLENE TAYLOR NOTARY PUBLIC WILSON COUNTY, TN.