BOOK 5279 PAGE 305

THIS INSTRUMENT PREPARED BY ROBERT E. WARREN, JR.
ATTORNEY, 21st FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie R. G. Townsend (NAME)	Same (NAME)	Map 26
116 Pineywood Acres (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 65
Madison Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-FIVE THOUSAND AND NO/100---------- ----------($35,000.00)---------- *DOLLARS* cash in hand paid Grantor by Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

[illegible] COUNTY $ [illegible]
[illegible] STATE $ 21.00
[illegible] FEE $ .50
[illegible] RECORDED $ [illegible] * 97.50

Trustees of Grace Baptist Church, Nashville, Tennessee *have bargained and sold, and by these presents do transfer and convey unto the said* Eddie R. G. Townsend and wife, Luanne Townsend, their ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, described according to two surveys made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, and September 7, 1962, as follows:

Beginning at a point in the northerly margin of Gallatin Road, being U.S. Highway 31-E, same being the southwesterly corner of the property conveyed to State-Wide Enterprises, Inc., by deed of record in Deed Book 4314, page 399, Register's Office for said County; thence with said margin S 83° 31' W 100 feet to a point; thence leaving said margin N 6° 29' W 252 feet to a point; thence N 83° 31' E 100 feet to a point in the westerly line of the property conveyed to State-Wide Enterprises, Inc.; thence with said line, S 6° 29' E 252 feet to the point of beginning. (Said property also being Lot No. 1 on the Plan of Bill Crook Subdivision, as of record in Book 4715, page 33, said Register's Office, to which reference is here made.)

Being the same property conveyed to the Trustees of Grace Baptist Church, Nashville, Tennessee, by deed dated March 30, 1976, from William E. Crook and wife, Mary Jean Crook, of record in Book 5010, page 681, 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 $35,000.00

Subscribed and sworn to before me, this the 25th day of April 28, 1978.

Eddie R. G. Townsend
Affiant

Robert E. Warren
Notary Public

My commission expires: 11/11/81
(Affix Seal)

ROBERT E. WARREN ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

BOOK 5279 PAGE 306

unimproved (X)
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their ..... *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantee ..... *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantors ..... *do further covenant and bind* themselves, their successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* April, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Trustees of Grace Baptist Church of Nashville, Tennessee

By: Howard Hooper
Howard Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

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

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

FILED FOR RECORD
APR 28 4 47 PM '78
DAVIDSON COUNTY, TENN.
REGISTER

IDENT. REFERENCE

E 6256 G.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Richard F. Warren, a Notary Public of the State and County aforesaid, personally appeared Howard Hooper, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be duly authorized representative of the Trustees of Grace Baptist Church, Nash., Tenn., the within named bargainor, a church and that he as such authorized representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the church by him self as such duly authorized representative.

Witness my hand and seal, at office in Nashville, Tennessee this 28th day of April, 19 78.

Richard F. Warren
Notary Public

RICHARD F. WARREN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 11/1/81