WARRANTY DEED

BOOK 5349 PAGE 384

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Robert Wilgus and wife, Patricia Ann Wilgus	Same	Map 159
(NAME)	(NAME)	Parcel 170
1 Menon Court Bell Rd	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Antioch, Tenn 37013		
(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 consideration including the assumption of the balance of the indebtedness including accrued interest secured by Installment Deed of record in Book 5229, Page 253, Register's Office for Davidson County, Tennessee, now held by the Commerce Union Bank, which the Grantees herein assume and agree to pay.

OCT 11 78	CONV	17,500.00			
OCT 11 78	S'TAX		B*	45.50	
OCT 11 78	PR'FEE		B*	.50	
OCT 11 78	W'DEED		B*	6.00	* 52.00

We, R. E. Townes and Robert R. Townes,

----------*have bargained and sold, and by these presents do transfer and convey unto the said* J. Robert Wilgus and wife, Patricia Ann Wilgus, their

----------*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 22 on the Plan of Bokor Heights, Section III, of record in Book 4300, Page 62, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of North Hillview Court, the common front corner of Lots Nos. 22 and 23 on the Plan of Bokor Heights, Section III, of record in Book 4300, Page 62, Register's Office for Davidson County, Tennessee; thence North 82° 22' West, 118.30 feet to a point, the beginning of a curve to the right; thence around said curve with a radius of 25 feet, a distance of 35.97 feet to a point in the westerly margin of Hillview Drive; thence along the said margin of Hillview Drive, 350.82 feet to a point in the common corner of Lots Nos. 21 and 22 on said plan; thence along the line between said lots South 88° 08' 20" East, 282.83 feet to a point, the common rear corner of Lots Nos. 22 and 23; thence along the line between said lots North 7° 38' West, 311.52 feet to the point of beginning.

BEING the same property conveyed to R. E. Townes and Robert R. Townes by Deed from Zolton J. Bokor of record in Book 5229, Page 253, Register's Office for Davidson County, Tennessee.

This Instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,500.00

Affiant

Subscribed and sworn to before me, this the 10 day of October, 19 78

My commission expires Feb 4-1979 (Affix Seal)

Notary Public

This conveyance is made subject to restrictive covenants of record in Book 4550, Page 142, Register's Office for Davidson County, Tennessee; owner's certificate, a 130-foot minimum building setback line from the southerly margin of North Hillview Court and 75-foot from the westerly margin of Hillview Drive, and a 10-foot easement for public utility and drainage purposes along the northwesterly line of said lot from the margin of Hillview Drive, and a fire hydrant on the southerly margin of North Hillview Court, as shown on plan of record in Book 4300, Page 62, said Register's Office.

E 9 3 7 3 5

IDENTIF. REFERENCE

Oct 11 3 00 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as North Hillview Court, Nashville, Tennessee
(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 J. Robert Wilgus and wife, Patricia Ann Wilgus, their *heirs and assigns, forever.*

And we *do covenant with the said* J. Robert Wilgus and wife, Patricia Ann Wilgus *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as hereinabove set forth, subject to which this conveyance is executed.

And we, R. E. Townes and Robert R. 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* J. Robert Wilgus and wife, Patricia Ann Wilgus, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 10th *day of* October, *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.*

R. E. Townes

Robert R. Townes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Stokes, a Notary Public in and for said County and State, the within named R. E. Townes and Robert R. 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 24th day of October, 1978.

Mary Stokes, Notary Public.

Commission Expires May 24, 1980.

MARY STOKES NOTARY PUBLIC DAVIDSON COUNTY

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.

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 day of, 19.

Notary Public

Commission Expires.