STATE OF TENNESSEE
COUNTY OF Davidson

3006 5514 PAGE 880

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

36,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER 19 79.

Notary Public

MY COMMISSION EXPIRES: 11-6-79

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard G. Townes	Commerce Unoin Bank	43-12
(NAME)	(NAME)	
151 Rio Vista	P.O. Box 2546	17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	11D 52550
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Hale, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard G. Townes and wife Alice Kay Townes

HEREINAFTER CALLED THE GRANTEES, 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. 17 on the subdivision of Parts of Lots No. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1635, page 121, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point on the westerly margin of Rio Vista Drive, said point being at a concrete marker at the intersection of Rio Vista Drive and DuPont Avenue; thence southerly with the westerly margin of Rio Vista Drive 91.64 feet to a point, said point being the common corner of Lots No. 16 and 17 of said Subdivision; thence westerly with the dividing line of said Lots No. 16 and 17, 400 feet to a point on the rear line of said Subdivision; thence northerly with the said rear line of said Subdivision 110.4 feet to a point on the southerly margin of DuPont Avenue; thence easterly with the southerly margin of DuPont Avenue 379.94 feet to a concrete marker; thence continuing around a slight radius 31.40 feet to the point of beginning.

Being the same porperty conveyed to James A. Hale by Quitclaim deed from William J. Faimon of record in Book 5362, page 494, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property, known as 151 Rio Vista Madison, TN 37115

(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16TH day of OCTOBER, 19 79

James A. Hale

James A. Hale

STATE OF TENNESSEE }
County of Davidson }

BOOK 5514 PAGE 881

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16TH day of OCTOBER 1979

Commission expires 11-6-79

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

F.57930

WARRANTY DEED

FROM
James A. Hale

TO
Richard G. Townes

IDENTIF. REFERENCE

OCT 16 2 57 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

8930 [illegible] 105.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5514 PAGE 882

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38600.00- CO 100.36 CO TX .50 PRFEE 6.00 WDEED CHECK 105.86- 8930A10/16/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5.7.9.3.0

T
IDENTIF. REFERENCE

OCT 16 2 57 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN.

No. 719019