2102- 12/17 103.30- CHECK

BOOK 5544 PAGE 322 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,995.21

Walter E. Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 79.

Notary Public

MY COMMISSION EXPIRES: 2/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter E. Townsend (NAME)	Home Federal Savings & Loan Assn (NAME)	
408 Highland Heights Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth Avenue North (STREET ADDRESS)	25-11-17
Goodlettsville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Edward Lee Holmes and Janet M. Holmes,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter E. Townsend and wife, Mary F. Townsend,

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. 16 on the Plan of Highland Heights Acres, as of recor d in Book 3700, page 97, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Edward Lee Holmes and wife, Janet M. Holmes, byby deed from Home Federal Savings & Loan Association of Nashville, of record in Book 4990, page 709, said Register's Office, the said parties having since been divorced.

As part of the above consideration the Grantees herein assume and agree to pay the unpaid principal balance owing upon a certain deed of trust executed by the Grantors herein of record in Book 4990, page 792, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4071, page 226 said Register's Office.

unimproved ( )
This is improved (X) property, known as 408 Highland Heights Drive, Goodlettsville, Tennessee
(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 our hand s this 14th day of December, 19 79

Janet M. Holmes Edward Lee Holmes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Lee Holmes and Janet M. Holmes

the bargainor__s__, 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 14th day of December 19 79.

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

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 58292

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

DEC 17 9 54 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			67935.21- CO	
			176.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 183.30-	
2102A12/17/79	BAL		.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FS8292

IDENTIF. REFERENCE

DEC 17 9 54 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 731789