4946 09/29 123.44- CHECK

BOOK 5656 PAGE 906

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 46,883.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 1980.

Notary Public

MY COMMISSION EXPIRES: 1-21-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne Smalling (NAME)	Emigrant Savings Bank (NAME)	Map 75-13-0
120 Bonnabrook Drive (STREET ADDRESS OR ROUTE NUMBER)	5 East 42nd Street (STREET ADDRESS)	Parcel 109
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	New York, New York 10017 (CITY) (STATE) (ZIP)	4D-32324

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, Newton I. Townsend etux Sally O. Townsend

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne Smalling and Ludella Smith

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 304 on the Map of Hermitage Hills Subdivision, Section 4, which is of record in Book 2900, Page 136, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Newton I. Townsend and wife, Sally O. Townsend by deed of record in Book 4852, Page 938, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 3986, Page 621 of the Register's Office for Davidson County, Tennessee, to Emigrant Savings Bank.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

THIS conveyance is subject to restrictions of record in Book 3181, Page 587, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (XXX) property, known as 120 Bonnabrook Drive, Hermitage, TN 37076
(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 23rd day of September, 19 80

(X) Newton I. Townsend
NEWTON I. TOWNSEND

(X) Sally O. Townsend
SALLY O. TOWNSEND

NEW JERSEY
STATE OF ~~TENNESSEE~~
COUNTY OF MORRIS

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Newton I. Townsend and wife Sally O. Townsend

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 Clifton, ~~Tennessee~~, this 23d day of September, 19 80

GERALD J. DELANEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 5, 1982

Commission expires

Gerald J. Delaney
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM Newton I. Townsend

TO Joanne Smalling

Ludella Smith

G 0 9 9 1 8

IDENTIF. REFERENCE

SEP 29 9 29 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of September, 1980, before me personally appeared Margie Hershman, to me known to be the person who executed the foregoing instrument in behalf of Newton I. Townsend and wife Sally O. Townsend and acknowledged that she executed the same as the free act and deed of said Newton I. Townsend and wife Sally O. Townsend.

_____
Notary Public

My Commission Expires: 1-21-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
		46883.90-	CO	
		121.94	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	128.44-
4946A	09/29/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G09918

T
IDENTIF. REFERENCE

SEP 29 9 29 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 782708