BOOK 5659 PAGE 960 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF Sept, 1980.

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

Title

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan C. Kelton (NAME)	Guaranty Mtge Company (NAME)	Map: 161-6
620 Vivian Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2708 (STREET ADDRESS)	Parcel: 123
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	6DU75625

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 G. Townsel and wife, Edith P. Townsel,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan C. Kelton and wife, Alyce F. Kelton,

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:

Land in Davidson County, Tennessee, being Lot No. 204, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175 page 108, Register's Office for said County.

Said Lot No. 204 fronts 80.00 feet on the northerly side of Vivian Drive, and runs back between parallel lines, 155.00 feet to a line in the rear on which it measures 80.00 feet.

Being the same property conveyed to James G. Townsel and wife, Edith P. Townsel, by deed from Joseph M. Hardaway, Jr. and wife, Lauren Hardaway, of record in Book 4739, page 565, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 620 Vivian Drive, Nashville, TN
(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 19th day of September, 1980

X James G. Townsel
JAMES G. TOWNSEL

X Edith P. Townsel
EDITH P. TOWNSEL

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 JAMES G. TOWNSEL and wife, EDITH P. TOWNSEL,

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 19th day of September, 1980.

Commission expires 10/17/82

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

WARRANTY DEED

FROM

JAMES G. TOWNSEL and wife,

EDITH P. TOWNSEL

TO

JONATHAN C. KELTON and wife,

ALYCE F. KELTON

G 1.0942

IDENTIF. REFERENCE

OCT 3 10 41 AM '80

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

10/03 14.82 CHECK

6231

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

53200.00- CO
138.32 CO TX
.50 PRFEE
6.00 WDEED
CHECK 144.82-
6231AID/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.O.9 4 2

T
IDENTIF. REFERENCE

OCT 3 10 41 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 783956