prepared by Atty John W. Wagster, 8th floor Third National Bank Bldg.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Settle W. Townsend (NAME)	Thomas & Hill Mortgage Co. (NAME)	80-7
728 Ringgold Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	
Nashville, Tenn. 37218 (CITY) (P. O ZONE) (STATE)	Charleston, W. Virginia 25320 (CITY) (ZONE) (STATE)	Par. 24

9105 02/09 35.10- CASH

BOOK 5709 PAGE 177

FOR AND IN CONSIDERATION of the sum of Ten ---------- *Dollars,*

Cash in hand paid and grantee's assumption of the present mortgage indebtedness on said property, Bobby Watts M.D. P.C.,

have this day bargained and sold, and do hereby transfer and convey unto the said Settle W. Townsend

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 368, on the Plan of Bordeaux Hills, Section 2, of record in Book 3600, page 7, Register's Office for said County.

SAID Lot No. 368 fronts 520 feet on the southwesterly side of Snell Boulevard, and extends back 136.26 feet on the northwesterly line and 140.0 feet on the southeasterly line to a dead line in the rear measuring 67.76 feet thereon.

BEING the same property conveyed to Bobby Watts, M.D. P.C. by deed from John T. Drake and wife Stella L. Drake, of record in book 5120 Page 956 R.O.D.C.

GRANTE agrees to assume the unpaid balance of the mortgage of indebtedness on said property of record in Book 4581, page 85, R.O.D.C.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,000

Subscribed and sworn to before me, this the 6th day of February 1981

Affiant Bobby Watts

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1452 Snell Boulevard, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Settle W. Townsend

(successors), heirs and assigns forever. And grantor covenants that it *is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

it *further covenant and bind* s itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Settle W. Townsend

(successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this 9 *day of* Feb *, 19*81*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobby Watts M.D. P.C. by Bobby Watts, President

Bobby Watts

BOOK 5709 PAGE 178

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....Tennessee, this.....day of....., 19...

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Kathy A. Gibson, *a Notary Public of the State and County aforesaid, personally appeared* Bobby Watts, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* president *of the* Bobby Watts M.D. P.C., *the within named bargainor, a corporation, and that* he *as such* president, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* president.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 9 *day of* February, *19*81.

Kathy A. Gibson
Notary Public

Commission expires July 18, 1982

G.2.8.7.8.0

IDENTIF. REFERENCE

FEB 9 3 00 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM

Bobby Watts M.D. P.C.

TO

Settle W. Townsend

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5709 PAGE 179

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
			11000.00-	CO
			28.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CASH	35.10-
9105A02/09/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.2.8.7.8.0

T
IDENTIF. REFERENCE

FEB 9 3 00 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 806029