FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF April 19 81.

Notary Public

MY COMMISSION EXPIRES: 10-9-84

(AFFIX SEAL)

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Beck, etux (NAME)	Commerce Union Bank (NAME)	43 - 12
1207 Dickerson Rd., (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place (STREET ADDRESS)	17
Nashville, Tn., (CITY) (STATE) (P. O. ZIP)	Nashville, Tn., (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, Richard G. Townes and wife, Alice Kay Townes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Beck and wife, Martha Lu Beck

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 Nos. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, Register's Office for said County, 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 Nos. 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 31.48 feet to the point of beginning.

Being the same property conveyed to Richard G. Townes and wife, Alice Kay Townes by deed from James A. Hale, unmarried, of record in Book 5514, page 880, Register's Office for Davidson County, Tennessee.

The grantees herein assume and agree to pay the unpaid balance of a note to the Commerce Union Bank secured by a deed of trust on the herein described property.

This conveyance is subject to restrictions of record in Book 1181, page 337; Book 1224, page 86 and Book 2083, page 41, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved (X) property, known as 151 Rio Vista Dr., 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 1st day of April, 1981

Richard G. Townes
(Richard G. Townes)

Alice Kay Townes
(Alice Kay Townes)

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 Richard G. Townes and wife, Alice Kay Townes

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 1st day of April 19 81

Commission expires 7-18-82

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
RICHARD G. TOWNES, ET UX

TO
ROBERT B BECK ET UX

G 36078

IDENTIF. REFERENCE

APR 3 3 25 PM '81

REGISTER'S OFFICE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			39000.00- CO	
			101.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 107.90-	
			855804/03/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 6 U / 8

T
IDENTIF. REFERENCE

APR 3 3 26 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 815115