9290 11/11 ... 20- CHECK

BOOK 5962 PAGE 948 FORM NO. WD-1

H 16826

T.
IDENTIF. REFERENCE

Nov 11 1 09 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 94,500.00 James A. Luton, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER 19 82

John U. Adams
Notary Public

MY COMMISSION EXPIRES 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
James A. Luton, Jr. (NAME)	Leader Federal Savings & Loan Association (NAME)	115-11-256
6315 Brownlee Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38103 (CITY) (STATE) (ZIP)	8DZ-66460

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, Miles A. Townsend et ux Helen A. Townsend

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Luton, Jr. et ux Mary H. Luton

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. 60 on the plan of Section One West Meade Estates, of record in Book 2663, page 110, Register's Office for said County.

SAID Lot No. 60, which is a corner lot, fronts 175 feet on the southerly margin of Brownlee Drive and fronts 175 feet on the easterly margin of Torrington Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 200 feet on the southerly line and 200 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Miles A. Townsend and wife, Helen A. Townsend by deed from Robert C. Hartmann and wife, Margaretta O'Sullivan Hartmann of record in Book 4844, page 917, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 2864, page 348, and Book 4503, page 111, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Miles A. Townsend by Helen A. Townsend as his Attorney in Fact pursuant to a power of attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This is (unimproved ( ) improved (XX)) property, known as 6315 Brownlee Drive (House Number) (Street) Nashville, TN 37205 (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 3RD day of NOVEMBER, 19 82

Miles A. Townsend

BY: Helen A. Townsend Helen A. Townsend

Helen A. Townsend, Attorney in Fact

OFFICIAL RECORD

STATE OF TENNESSEE
Davidson County

BOOK 5962 PAGE 949

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen A. Townsend

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 1982.

Commission expires 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Miles A. Townsend

TO
James A. Luton, Jr.

return to:
WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD Box 150157
NASHVILLE, TENNESSEE 37215
(jc)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen A. Townsend, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Miles A. Townsend as his attorney in fact as the free act and deed of the within named Miles A. Townsend.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of November, 1982.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

11-17-84

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5962 PAGE 950

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

94500.00- CO
245.70 CO TX
.50 PRFEE
6.00 WDEED
CHECK 252.20-
9290A11/11/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 168826

IDENTIF. REFERENCE

NOV 11 1 09 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 909774