THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

B048

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Timothy D. Townsend 213 Dellrose Drive Nashville, TN 37214	Dominion Bancshares Mortgage Corporation 9900 Main Street, Suite 200 Fairfax, VA 22031	84-15-106 3DZ-42396

WARRANTY DEED BOOK 6486 PAGE 111

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James O. Hill and wife, Audrey J. Hill hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Timothy D. Townsend and wife, Nancy R. Townsend hereinafter called the Grantee, Grantee's 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. 73 on the plan of Donelson Meadows, of record in Book 1835, page 35, Register's Office for said County.

SAID Lot No. 73 fronts 75.2 feet on the easterly margin of Dellrose Drive and extends back 102.5 feet on the northerly line and 149.0 feet on the southwesterly line to a broken line in the rear, measuring 132.4 feet thereon.

BEING the same property conveyed to James O. Hill and wife, Audrey J. Hill by deed from Carl Lee Elkins and wife, Alyce Geraldene Elkins, of record in Book 4210, page 39, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 412, page 351, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 213 Dellrose Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of January, 19 85.

James O. Hill

James O. Hill

Audrey J. Hill

Audrey J. Hill

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of January, 19 85, before me personally appeared James O. Hill and Audrey J. Hill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6486 PAGE 112

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 57,200.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of January, 1985.

My Commission Expires: 11-24-88

_____
Notary Public

$133 02/04 155.22- CHECK

I 8 0 7 5 4

WARRANTY DEED

from:

JAMES O. HILL AND WIFE, AUDREY J. HILL

to:

TIMOTHY D. TOWNSEND AND WIFE, NANCY R. TOWNSEND

IDENTIF. REFERENCE

FEB 4 10 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: CG
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23175

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

RECEIVED OF _____

FOR _____

BOOK 6486 PAGE 113

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

57200.CO- CAMT.
148.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK' 155.22-
6433A02/04/85 BAL: .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 8: 0 7: 5: 4:

IDENTIF. REFERENCE

FEB 4 10 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105908