FROM: Allen Earps Builders, Inc.

This Instrument Prepared By:

Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, TN 37064

TO: Leland Townsend and wife,
Ardell Townsend

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Leland Townsend & Ardell	Townsend Same	141-15C
1020 Riverridge Terrace		Parcel 72
Nashville Tenn. 37221		

BOOK 6513 PAGE 104

WARRANTY DEED

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, **ALLEN EARPS BUILDERS, INC.** have this day bargained and sold and do hereby transfer and convey unto **LELAND TOWNSEND** and wife, **ARDELL TOWNSEND** their heirs and assigns, the following described tract or parcel of land lying located and being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Rolling River Estates, Phase X, as of record in Book 6200, page 53, Register's Office of said County, to which plan reference is hereby made for a more complete description.
>
> BEING a part of the same property conveyed to Allen Earps Builders, Inc. by deed from Metropolitan Federal Savings and Loan Association, successor by merger to Home Federal Savings and Loan Association of Nashville, of record in Book 6399, Page 800, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees their heirs and assigns, forever.

AND ALLEN EARPS BUILDERS, INC. COVENANT with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and that it is unencumbered except as follows:

1. Taxes for the year 1985, are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of 1985 taxes when they become due and payable.

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DEC 4 1985
TAX

2. Any restrictions that may be of record.

3. Applicable building and zoning regulations.

AND ALLEN EARPS BUILDERS, INC. FURTHER COVENANTS and binds itself, its heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 19 day of March 1985.

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ALLEN EARPS BUILDERS, INC.

By: Allen Earps Pres.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, Thomas N. Jones, a Notary Public of the State and County aforesaid, personally appeared Allen Earps Pres with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged self to be President (or other officer authorized to execute the instrument) of the Allen Earps Builders Inc the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal at Office in Nashville, this 19 day of March, 1985.

Thom- N Jon
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6/1/87

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 89900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 19 day of March, 1985.

Thom- N Jon
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6/1/87

190150

IDENTIF. REFERENCE

MAR 19 10 40 AM '85

DAVIDSON COUNTY, TN

RUSH

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

89900.00- CAMT.
233.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 240.24-
9974403/19/85 BAL: .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 90150

IDENTIF. REFERENCE

MAR 19 10 40 AM '85

DAVIDSON COUNTY, TN

No. 117128