Box 23

File No: 8402-4

BOOK 7830 PAGE 248

Address New Owner:	Send Tax Bills To:	Map/Parcel
Charles W. Townsend 440 CEDARVIEW DR. ~~ANTIOCH~~, TN 37013	Same	Map 162-13 Par 132

WARRANTY DEED

FOR AND IN CONSIDERATION 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, ELBRIDGE A. FRODGE and wife, SARAH L. FRODGE, hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto the said CHARLES W. TOWNSEND and wife, DARLENE H. TOWNSEND, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dreamland Estates, Southeast, Section 1, of record in Plat Book 5200, page 646 and 647, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elbridge A. Frodge and wife, Sarah L. Frodge by deed from Jack Williams Construction Company of record in Book 6963, page 844, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 5200, Page 646 and 647, Register's Office for Davidson County, Tennessee, Deed of Trust of record in book 6963, page 847, said Register's Office, Restrictive Covenants of record in Book 6192, page 926, and to all applicable local government planning, building and zoning regulations.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 6963, page 847, said Register's Office.

This is improved property known as 440 Cedarview Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES W. TOWNSEND and wife, DARLENE H. TOWNSEND, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 28th day of April, 1989.

x Elbridge A. Frodge
ELBRIDGE A. FRODGE

x Sarah Lorine Frodge
SARAH L. FRODGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 61,896.62.

Charles W. Townsend Jr.
AFFIANT

Sworn to and subscribed before me this 1 day of May, 1989.

David Coleman
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/13/89.

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elbridge A. Frodge and wife, Sarah L. Frodge, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sacramento, California, this 28th day of April, 1989.

OFFICIAL SEAL
MAGDALENO DELGADILLO JR.
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires Oct. 22, 1989

M Magdalena Delgadillo Jr.
NOTARY PUBLIC

My commission expires: Oct. 21, 1989.

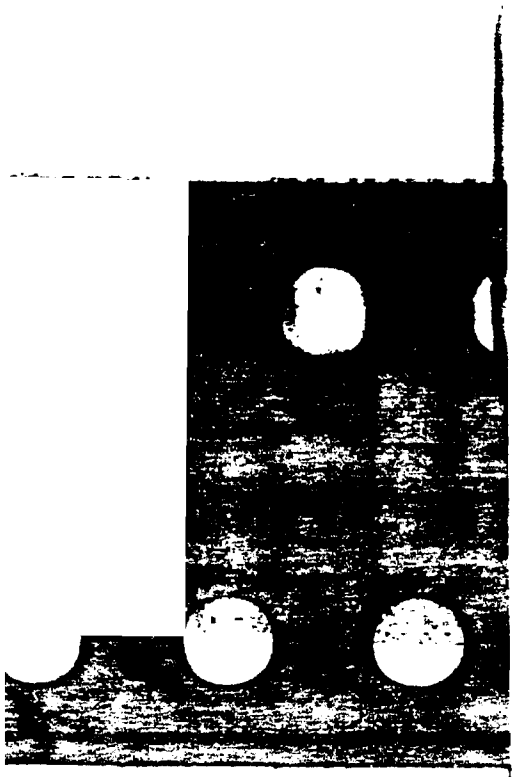
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

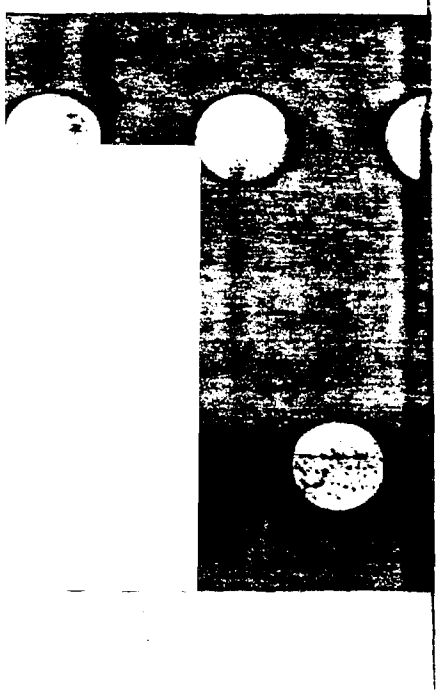
RUSH

1990 05/02 0101 03CHECK 210.77

MAY 2 12 15 PM '89

2943 1.





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

RECEIVED OF _____

FOR _____

BOOK 7830 PAGE 250

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 61896.12
CON TX 204.27
PRFEE 0.50
WDEED 6.00
TOTAL 210.77
CHECK 210.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 16 0001 1990

29431

IDENTIFICATION REFERENCE

MAY 2 12 15 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 205477