THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

BOOK 7852 PAGE 589

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Edward Townsend 1306 Shelby Avenue Nashville, TN 37206	Same	Map 83-13 Parcel 267

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;
I, Edward Clive Anderson, Jr.

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Edward Townsend and wife, Audrey Townsend

hereinafter called the Grantee(s), 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. 84 on the Plan of Payne, Blackmore and Cummings' Addition to East Nashville, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 84 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Edward Clive Anderson, Jr. and wife, Mary J. Anderson by deed from Willie Sisco and wife, Mary Sisco of record in Book 4245, page 246, and to Edward Clive Anderson, Jr. by quitclaim deed from Mary J. Anderson of record in Book 6286, page 634, Register's Office for Davidson County, Tennessee.

This is improved (x) unimproved ( ) property, known as 1306 Shelby Avenue, Nashville, TN

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 assigns, to warrant and defend title 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 my hand this 25th day of May, 1989.

Edward Clive Anderson

EDWARD CLIVE ANDERSON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Clive Anderson, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 1989.

My Commission Expires:

11-12-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 1989.

My Commission Expires:

11-12-89

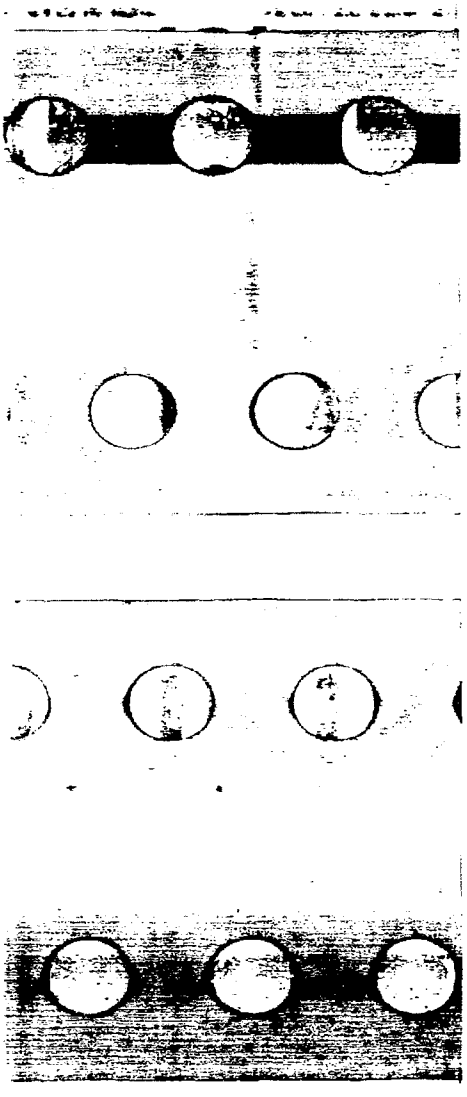
NOTARY PUBLIC

1033 05/31 0101 03CHECK 89.00

37021

Mar 31 10 03 AM '89

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 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	25000.00
CON TX	82.50
PRFEE	0.50
MTEED	6.00
TOTAL	89.00
CHECK	89.00

05/31/89 01 10:04 0001 1033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37021

IDENTIFICATION

MAY 31 10 03 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 214395