FILE IN BOX #14

FORM NO. WD-1
DLC #6464

BOOK 8165 PAGE 499

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Charles L. Townsend Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 90

Notary Public

MY COMMISSION EXPIRES: 11/10/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
CHARLES L. TOWNSEND, SR. (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	MAP 72-16
2004 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	1512 Willow Lawn Drive (STREET ADDRESS)	PARCEL 183
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	FB#: 15DA-34895

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, JOANN W. STEVENS, unmarried, and NANCY W. BINKLEY and husband, BAYRON E. BINKLEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES L. TOWNSEND, SR. AND WIFE, HATTIE H. TOWNSEND, as tenants by the entirety,

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:

BEING part of Lot No. 38 on the Plan of Rosebank Subdivision, as of record in Book 547, Page 48, Register's Office for Davidson County, Tennessee, and the East 20 feet of the North 200 feet of Preston Avenue that was closed by an instrument of record in Book 1583, Page 461, Register's Office for Davidson County, Tennessee, and described as the H. Grizzard tract shown on the Plan of Part Two, Porter Heights, as of record in Book 1424, Page 79, said Register's Office, and described as follows:

BEGINNING at a concrete monument on the South side of Porter Road at the Northeast corner of Lot No. 1 on the Plan of Part III, Porter Heights, as of record in Book 1424, Page 72, said Register's Office; thence, easterly along Porter Road, 230 feet to a concrete monument at the intersection of said Road and Wayne Drive; thence, along Wayne Drive, southerly 200.09 feet to the Northeast corner of Lot No. 58 in Part II, Porter Heights; thence, westerly along the North line of Lots Nos. 58 and 75, 230 feet to the Southeast corner of Lot No. 1, Porter Heights, Part III; thence, northerly along the East line of Lot No. 1, 200.09 feet to the beginning.

BEING the same property conveyed to Joann W. Stevens and Nancy W. Binkley, by Quitclaim Deed from Wilson W. West, of record in Book 7060, Page 31, and by Quitclaim Deed from Margaret A. Lammons West, of record in Book 7979, Page 932, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Legal continued on back'

This is unimproved (XX) property, known as 2004 Porter Road, Nashville, TN 37206
(House Number) (Street) (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 seised 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 their hand as this 31st day of July, 19 90

Joann W. Stevens
JOANN W. STEVENS, unmarried

Nancy W. Binkley
NANCY W. BINKLEY

Bayron E. Binkley
BAYRON E. BINKLEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOANN W. STEVENS, unmarried and NANCY W. BINKLEY and husband BAYRON E. BINKLEY

the bargainor__s__, 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 Nashville, Tennessee, this 31st day of July, 1990.

Notary Public

Commission Expires 11/10/91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOANN W. STEVENS, unmarried,

NANCY W. BINKLEY etvir

TO

CHARLES L. TOWNSEND, SR., and wife,

HATTIE H. TOWNSEND

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Legal continued from front

Bayron E. Binkley, spouse of the above named Nancy W. Binkley, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

46139

IDENTIFICATION

Aug 1 3 13 PM '90

FEE 2.00 RECORDING 10.00 TOTAL 12.00 CHECK 287.50

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 85000.00
				CON TX 280.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 287.50
				CHECK 287.50
08/01/90		01		15:15 0001 6069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4613.9

IDENTIFICATION

AUG 1 3 13 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 342546