THIS INSTRUMENT PREPARED BY: Mail

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $51,900.00.

H. E. Agner
Affiant

Subscribed and sworn to before this 18th day of December, 1990.

Notary Public

My Commission Expires:

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
HERB E. AGNER 1504 Forrest Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept 47 Memphis, Tennessee 38148	MAP 83-9 PARCEL 386 23W 07460

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY ONE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **JAMES W. TOWNSEND, III, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **HERB E. AGNER and wife, CAROL B. AGNER,** 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 Lot No. 32 on the Plan of the Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 50.0 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to James W. Townsend, III, by deed from Elizabeth R. Wright, unmarried, of recrd in Book 7088, page 564, Register's Office for Davidson County, Tennessee.

This is improved property known as 1504 Forrest Avenue, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind my 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 18th day of December, 1990.

James W. Townsend III
JAMES W. TOWNSEND, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. TOWNSEND, III, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 1990.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

2766 12/31 0101 03CHECK 178.27

82376

IDENTIF. REFERENCE

DEC 31 8 21 AM '90

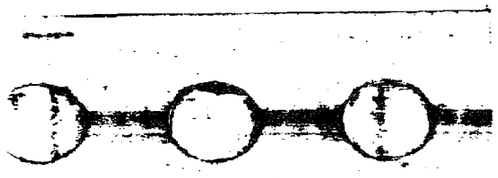
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



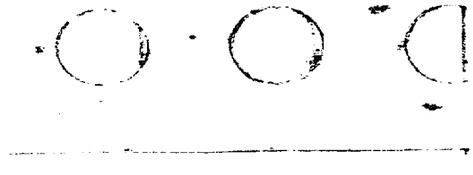
RECEIVED OF _____

FOR _____

BOOK 8265 PAGE 967

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 51900.00
CON TX 171.27
PRFEE 1.00
WDEED 6.00
TOTAL 178.27
CHECK 178.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/90 01 08:20 0001 2766

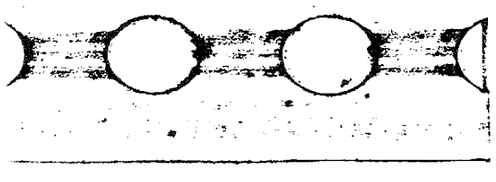


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FELIX Z. WILSON, II, REG.
DAVIDSON COUNTY TN.



No. 385140