BOOK 8405 PAGE 477

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 83,927.55

Subscribed and sworn to before me, this the 25th day of

July 19 91

My Commission expires: 11-29-91
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY**	
619 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Theodore R. Townsend, et.ux.	SEND TAX BILLS TO: Leader Federal Bank
3016 Goodwin Drive (Name)	P.O. Box 1860 (Name)
Nashville, TN 37217 (Street Address)	Memphis, TN 38101-1860 (Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 136-13-95	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, including the assumption of a certain deed of trust executed by Porter W. Williams and wife Gloria Anita Williams of record in Book 7107, page 608 Register's Office for Davidson County, Tennessee in the original principal sum of $81,250.00 payable to Nationwide Lending Group, Inc. payable as stated therein Porter W. Williams, et. ux. HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Theodore R. Townsend*and wife Debra A. Townsend

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 8 on the Plan of Edge-O-Lake, Section 20-A, as of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Porter W. Williams and wife Gloria Anita Williams by deed from Intercontinental Construction Corporation, of record in Book 6219, page 769, Register's Office for Davidson County, Tennessee.Gloria Anita Williams and Gloria A. Williams being one and the same person.
This conveyance is subject to restrictions of record in Book 5460, page 269, and amended in Book 5469, page 697, said Register's Office.

This conveyance is subject to public utility and drainage easements; utility anchor easements; and building setback lines of record in Book 5200, page 183, said Register's Office.

This conveyance is subject to any and all existing easements of record.

5069 07/25 0101 03CHECK 317.43

3374

IDENTIFICATION REFERENCE III

JUL 25 3 30 PM '91

THIS IS IMPROVED PROPERTY KNOWN AS 3016 Goodwin Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 our hand s this 25th day of July, 19 91

Porter W. Williams

Gloria Anita Williams

State of Tennessee
County of Davidson

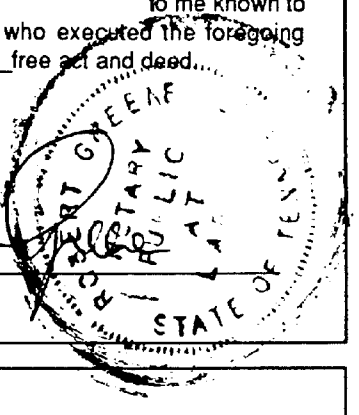
BOOK 8405 PAGE 478

On this 25th day of July, 19 91, before me personally appeared Porter W. Williams and wife Gloria A. Williams to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be they free act and deed.

Witness my hand and official seal.
My Commission expires:

11/21/91

Notary Public



State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

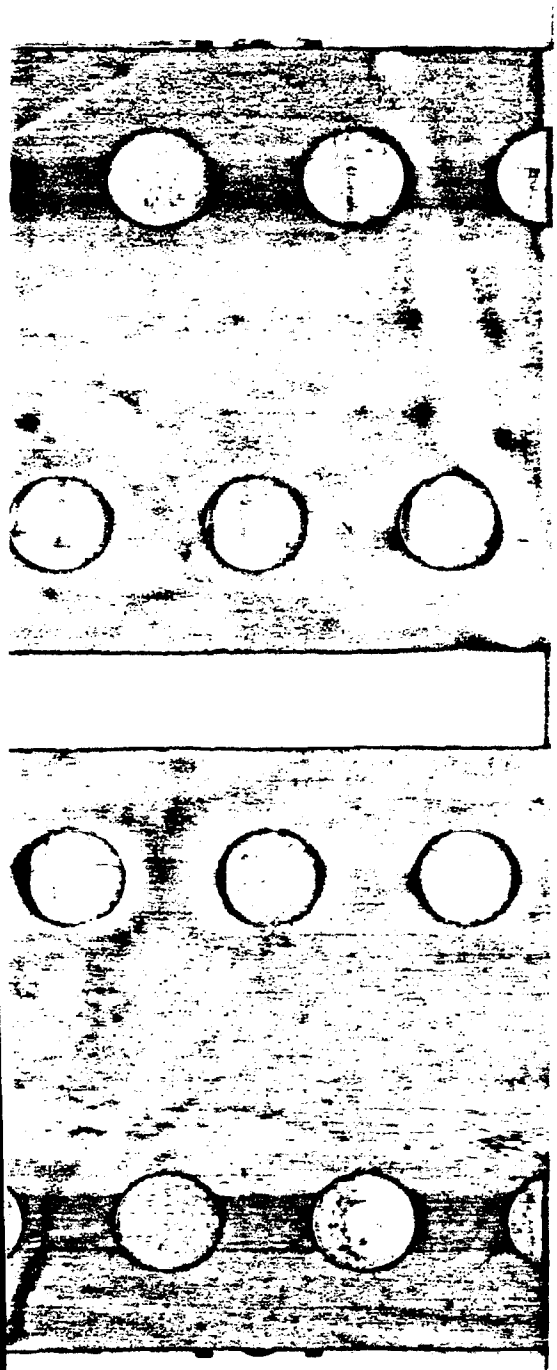
State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public



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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	83927.55
CON TX	310.43
PRFEE	1.00
WDEED	6.00
TOTAL	317.43
CHECK	317.43

3374.1

IDENTIFICATION REFERENCE

JUL 25 3 30 PM '91

07/25/91 01 15:32 0001 5069

No. 444041