THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Esq.
First American Center, Suite 105
Nashville, TN 37238-0105

B4 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Mark G. Townsend Grady M. Townsend	First Tennessee Bank Nat'l. Assoc.	Map 172-12-A
(NAME)	(NAME)	
304 Burgandy Hill Trail	165 Madison Avenue, S700	Parcel 163CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
($10.00)---------- Dollars,

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

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Thomas L. White, Sr. and wife, Bonnie White

have this day bargained and sold, and do hereby transfer and convey unto the said MARK G. TOWNSEND, UNMARRIED, AND GRADY M. TOWNSEND, MARRIED

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section Nine, Bradsford Hills, of record in Book 7900, page 6, as amended in Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas L. White, Sr. and wife, Bonnie White, by deed from Claridge Builders, Inc., of record in Book 8993, page 241, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 127,800.00

Subscribed and sworn to before me this the 14TH day of JANUARY, 19 94

Affiant

My commission expires: MARCH 22, 1997

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 304 Burgandy Hill Trail, Nashville, TN 37211
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered, except for those matters shown on reverse hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees their (successors), heirs and assigns, against the lawful claims of all persons.

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 this 8th day of November, 1993, 19___ the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas L. White, Sr.

Bonnie White

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Thomas L. White, Sr. and wife, Bonnie White

the within named 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 Rutherford County, Smyrna *Tennessee, this* 8th *day of* November, 1993.

Dorothy Thornton *Notary Public*

Commission expires 8-12-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

ENCUMBRANCES:

1. Taxes for 1993 and all subsequent years.
2. Restrictive covenants of record in Book 8069, page 170 and Book 8681, page 252, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 8071, page 531, said Register's Office.
4. Charter of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 520, said Register's Office.
5. Open Space or common area conveyed to Bradford Hills Homeowner's Association, Inc. in quitclaim deed of record in Book 8154, page 304, said Register's Office.
6. Deeds of Conveyance for sanitary sewer and water mains of record in Book 8377, page 769 and in Book 8377, page 808, said Register's Office.
7. All matters as shown on the Plan of record in Book 7900, page 6, as amended in Book 7900, page 414, said Register's Office.

12933
IDENTIFICATION REFERENCE

94 JAN 31 PM 3:23
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

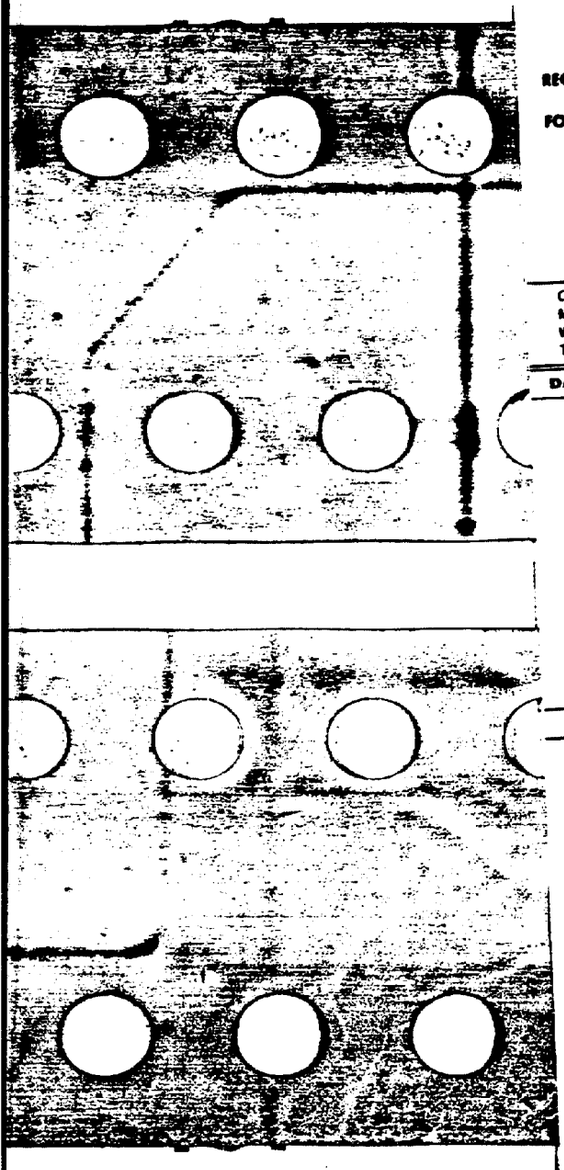
FROM

TO

5471 01/31/94 0101 03CHECK 481.96

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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



RECEIVED OF _____

FOR _____ BOOK 9235 PAGE 200

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 127800.00
CON TX 472.86
PRFEE 1.00
WDEED 8.00
TOTAL ~~481.86~~
CHECK ~~481.86~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/94 01 15:23 0001 5471

12933
IDENTIF. & REFERENCE

94 JAN 31 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.751386