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BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,800.00

Elsie Raye Overton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF: August 19 94

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsie Raye Overton	SAME	MAP 172-1
(NAME)	(NAME)	
6012 Frontier Lane		PARCEL 9
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ronald Rayburn Townes and wife, Emily Stevens Townes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elsie Raye Overton and Teresa Carol Johnson, who shall hold eighty percent (80%) and twenty percent (20%) undivided interests, respectively, as tentants*

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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of The Highlands, Section 3, as of record in Book 5050, page 14, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Rayburn Townes and wife, Emily Stevens Townes by deed from Medlin Building Industries, Inc. of record in Book 5201, page 9, Register's Office for said County. The said Ronald Rayburn Townes and wife, Emily Stevens Townes having quitclaimed said property to Linda S. Harris, Trustee, for the express purpose to create an estate in fee simple to Ronald Rayburn Townes. The said Linda S. Harris, Trustee, further quitclaimed said property to Ronald Rayburn Townes by Quitclaim Deed of record in Book 8381, page 575, Register's Office for Davidson County, Tennessee.

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

*in common with right of survivorship.

94 AUG 19 PM 3:18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

82976
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 6012 Frontier Lane, Nashville, Tn 37211
(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 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 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 17th day of August 19 94

Ronald Rayburn Townes

Emily Stevens Townes

BOX 15

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Rayburn Townes and wife, Emily Stevens Townes

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 17th day of August, 19 96.

Commission expires May 7, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9873 08/19 0101 03CHECK 592.06

Warranty Deed from Ronald Rayburn Townes and wife, Emily Stevens Townes, to Elsie Rhea Overton.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 157800.00
CON TX 583.86
PRFEE 1.00
WDEED 8.00
TOTAL 592.86
CHECK 592.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 9 0001 9873



82976
IDENTIF. & REFERENCE

94 AUG 19 PM 3:18
REGISTER
DAVIDSON COUNTY, TN.

No. 826304