SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9657 PG 483

ADDRESS NEW OWNER:
Melvin D. Townsend and Leslie Holder Townsend
136 Dellway Drive
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow Road
Memphis, Tennessee 38120

MAP AND PARCEL:
MAP 60-16
GROUP
PARCEL 165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mitchell Douglas Lewis and wife, Mary Pearl Paschal Lewis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melvin D. Townsend and wife, Leslie Holder Townsend, 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. 243 on the Final Plan of Joywood Heights, Section II, of record in Book 1130, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mitchell Douglas Lewis and wife, Mary Pearl Paschal Lewis by deed from G. L. Lokey and wife, Ruby Eidson Lokey, as of record in Book 2339, page 343, Register's Office for Davidson County, Tennessee.

This is improved property known as 136 Dellway Drive, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Davidson County property taxes for 1995 and subsequent years thereafter.
2. All matters as shown on the plan of record in Book 1130, page 93, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melvin D. Townsend and wife, Leslie Holder Townsend, their heirs and assigns, forever; and we, Mitchell Douglas Lewis and wife, Mary Pearl Paschal Lewis, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of April, 1995.

Mitchell Douglas Lewis
Mitchell Douglas Lewis

Mary Pearl Paschal Lewis
Mary Pearl Paschal Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mitchell Douglas Lewis and wife, Mary Pearl Paschal Lewis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,500.00.

Leslie Holden Dowrard
AFFIANT

Subscribed and sworn to before me
this 26th day of April, 1995.

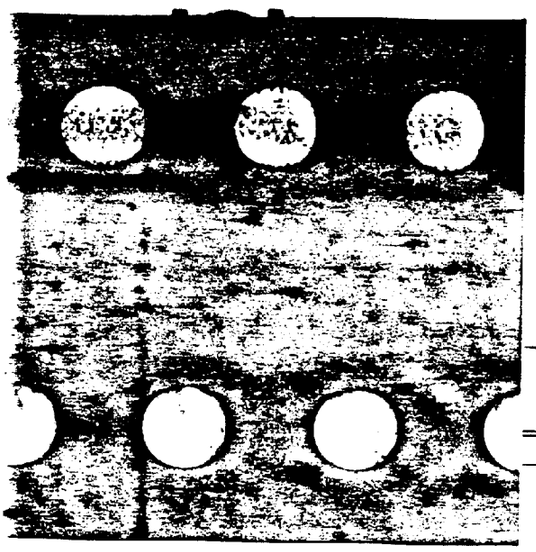
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

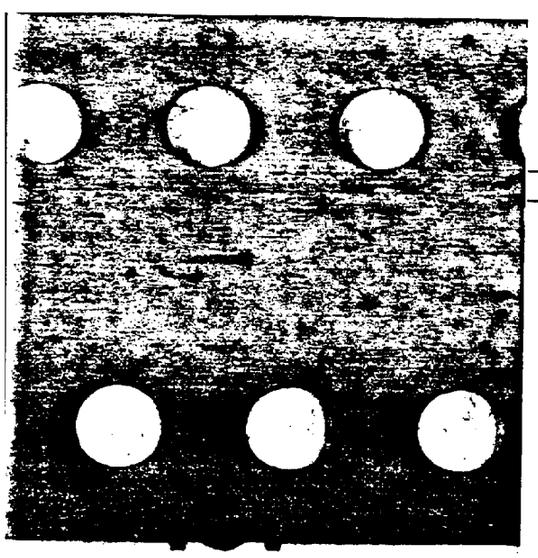
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

55765
IDENTIF. & REFERENCE

95 APR 28 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5508 04/28 0101 03CHECK 299.45





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

RECEIVED OF _____

FOR _____

BOOK 9657 PG 485

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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 8.00
TOTAL 299.45
CHECK 299.45

04/28/95 01 10:19 0001 5508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55765
IDENTIF. & REFERENCE

95 APR 28 AM 10: 19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904947