WARRANTY DEED

BOX #19B

G#95-6-5



BOOK 9692 PG 615

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
EDWARD C. TOWNSEND	BOATMEN'S NATIONAL MORTGAGE, INC.	MAP 133-01
(NAME)	(NAME)	
3201 Saindon Street	4041 Knight Arnold Road	PARCEL 151
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38118	FB #06DA-38656
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DAVID LYNN ALEXANDER AND WIFE, ELAINE W. ALEXANDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD C. TOWNSEND, UNMARRIED

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 the southerly part of Lots Nos. 16 and 17 on the Plan of Radnor Terrace Subdivision, as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the westerly margin of Saindon Street at the Southeast corner of that part of Lot No. 17 conveyed to E. Hazelwood and wife, by Deed from James W. Allen and wife, of record in Book 1554, Page 206, said Register's Office; thence, with said Hazelwood's southern boundary line westwardly 100 feet, more or less, to said Hazelwood's Southwest corner, being the westerly line of said Lot No. 16; thence, with the said westerly line of Lot No. 16 southwardly 59.5 feet to an alley being the Southwest corner of said Lot No. 16; thence, with the northerly margin of said alley eastwardly 100 feet to the westerly margin of said Street; thence, with the same northwardly 59.5 feet, more or less, to the BEGINNING.

BEING the same property conveyed to David Lynn Alexander and wife, Elaine W. Alexander, by Deed from James J. Mathews and wife, Florence B. Mathews, of record in Book 8653, Page 504, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 504, Page 62, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 3201 Saindon Street, 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 2nd day of June 19 95

David Lynn Alexander
DAVID LYNN ALEXANDER

Elaine W. Alexander
ELAINE W. ALEXANDER

BOOK 9692 PG 616

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 DAVID LYNN ALEXANDER AND WIFE, ELAINE W. ALEXANDER

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 Brentwood, Tennessee, this 2nd day of June, 1995.

Commission expires September 16, 1995

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

IDENTIF. & REFERENCE

95 JUN -6 AM 11:09

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

00673 12

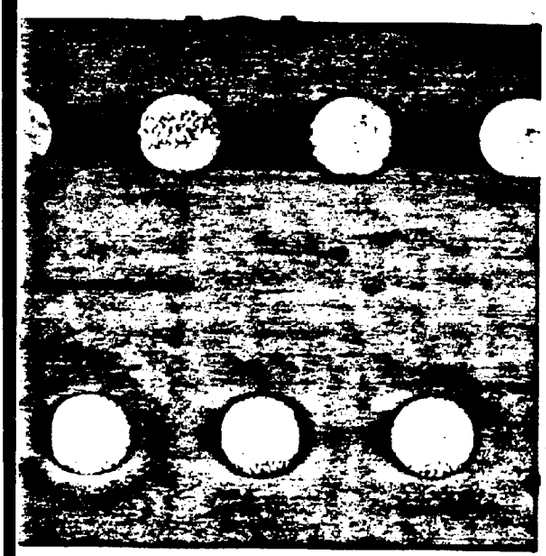
3195 06/06 0101 03CHECK 212.50

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

RECEIVED OF _____

FOR _____

BOOK 9692 PG 617



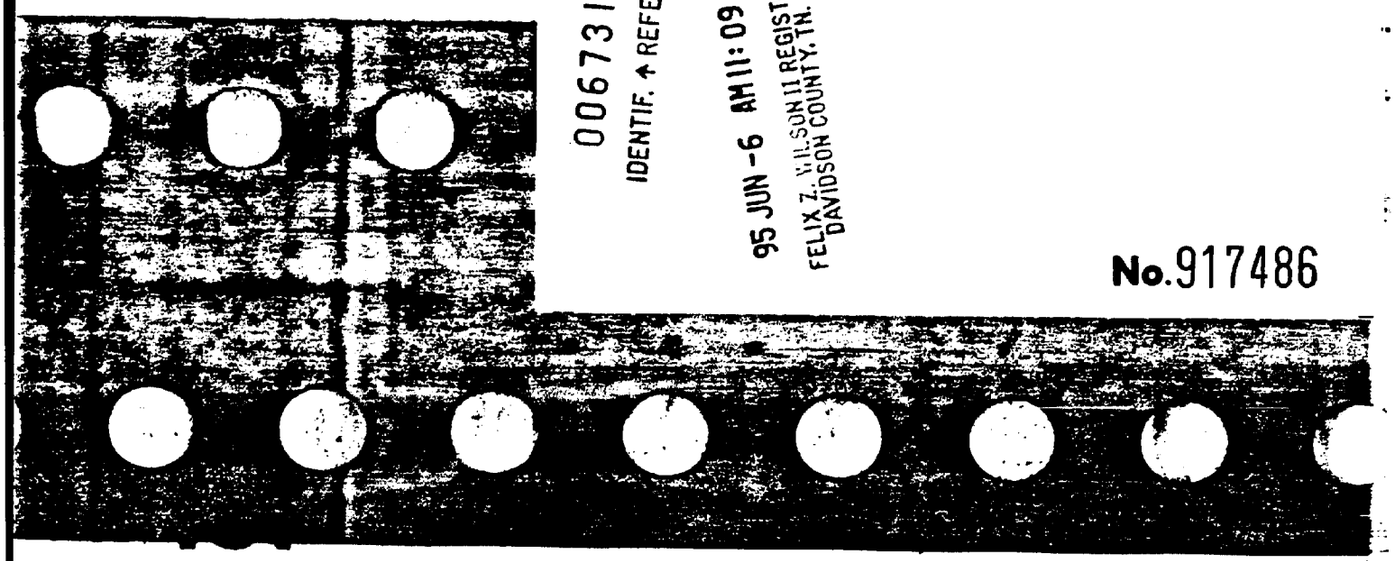
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/95 01 11:09 0001 8195



0067312
IDENTIF. ↑ REFERENCE

95 JUN -6 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917486