6

WARRANTY DEED

BOOK 10160 PG 946

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Lewis P. Goad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-17-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis P. Goad (NAME)	Lewis P. Goad (NAME)	106-13-160
115 Sadler Court (ADDRESS)	115 Sadler Court (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

FOR ANL 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, Rodney D. Townsend, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis P. Goad

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:

A lot of land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 8 in a Re-Subdivision of Part of Sadler Estate, Section 9 as shown on a plat recorded in Book 2083, Page 77, Register's Office for said County, more particularly described as follows:

Beginning at the southeast corner of Lot No. 7 of said Re-subdivision in the north line of Sadler Court; thence South 75 degrees 51 feet east with said line of Sadler Court 30 feet to a concrete monument; thence in an easterly and northerly direction with the said line of Sadler Court, the same being a line curving to the left on a radius of 75 feet, a distance of 108 feet to a concrete monument; thence north 14 degrees 25 feet east with the west line of Sadler Court, 15 feet to the southeast corner of Lot No. 9; thence North 75 degrees 51 feet west with the boundary between Lots 8 and 9 a distance of 105 feet to a pin in the east boundary of Lot No. 7; thence south 14 degrees 25 feet west along the east boundary of Lot No. 7 a distance of 93.1 feet to the point of beginning.

Being the same property conveyed to Rodney Townsend, a single man by deed from James Snider and wife, Jewell Snider of record in Book 5609, Page 542, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 115 Sadler Court, 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 my hand this 9th day of August, 19 96

Rodney D. Townsend

Rodney D. Townsend

BOOK 10160 PG 947

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 Rodney D. Townsend

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of August 19 96

Commission expires 11-17-96

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 _____.

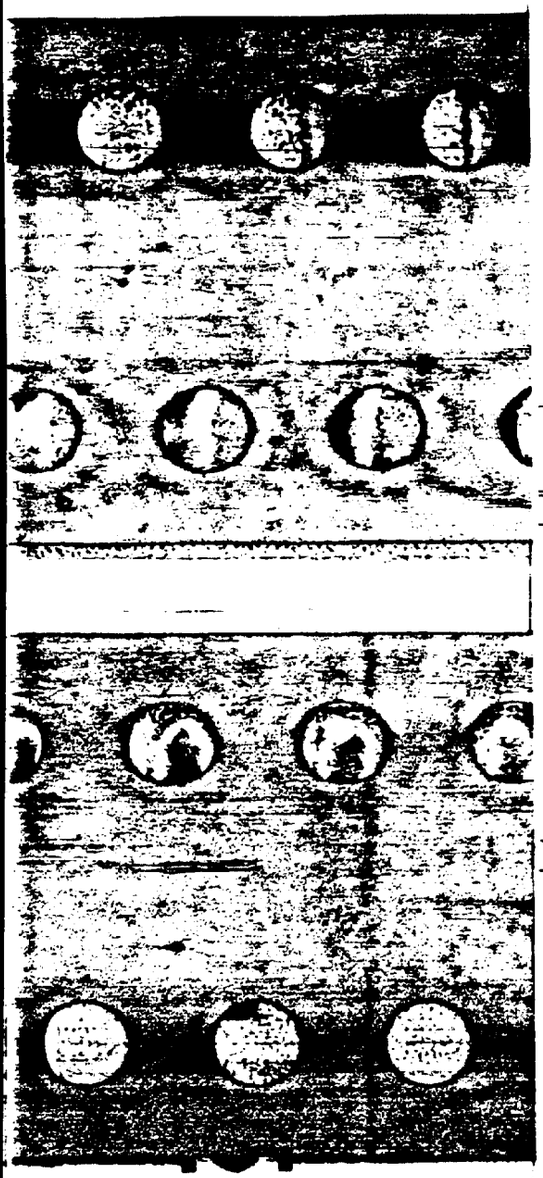
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

02216037
IDENTIF. & REFERENCE
96 AUG 20 AM 8:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

3649 08/20 0101 03CHECK 101.50



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

RECEIVED OF _____

FOR _____

BOOK 10160 PG 948

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	25000.00
			CON TX	92.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	101.50
			CHECK	101.50
08/20/96	01	08:56	0001	8649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216037
IDENTIF. # REFERENCE

96 AUG 20 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021207