BOOK 10470 PG 983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 315,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn B. Townsend (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 4
5053 Cougar Cove Road (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 164
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	14D-52356

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, Karen A. Pulley and husband, J. Craig Pulley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn B. Townsend and Betty A. Townsend, husband and wife

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, described according to a field survey prepared on May 20, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, as follows:

Lot 10:

TO find the POINT OF BEGINNING, start at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, said intersection being westerly approximately 1,375 feet along said right-of-way from Whites Creek Pike; thence with said Sloan's westerly boundary line, South 0° 44' 00" West 780.29 feet to an iron pin in the boundary line of property owned by James I. Caldwell, III and David R. Wade, III of record in Deed Book 7473, Page 663, in said Register's Office; thence, severing said Caldwell and Wade property as follows: North 89° 39' 40" West 13.24 feet to an iron pin, South 27° 33' 00" West 507.66 feet to an iron pin, the POINT OF BEGINNING; thence, severing said Caldwell and Wade property, as follows: South 62° 27' 00" East 1,106.99 feet to an iron pin in the westerly boundary line of property owned by Sue Garrett Suter, of record in Deed Book 4550, Page 256, in said Register's Office; thence, with said boundary line, and continuing with the terminus of a 30 foot wide road and continuing with the westerly boundary line of property owned by George Dugger, Jr., of record in Deed Book 3614, Page 589, in said Register's Office, South 2° 01' 20" West 153.60 feet to an iron pin; thence, with the northerly boundary line of

CONTINUED

unimproved ( )
This is improved ( ) property, known as 5053 Cougar Cove Road, Joelton, TN 37080
(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 27th day of May 19 97

Karen A. Pulley

J. Craig Pulley

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, the within named Karen A. Pulley and husband, J. Craig Pulley

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 Goodlettsville, Tennessee, this 27th day of May, 19 97.

Commission expires 1-27-99

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

97 MAY 29 PM 2:09

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

030983

LEGAL DESCRIPTION CONTINUATION

property owned by Vemon L. Lain, of record in Deed Book 5098, Page 453, in said Register's Office, South 75° 59' 00" West 437.11 feet to an iron pin; thence, again severing said Caldwell and Wade property as follows: North 43° 40' 30" West 911.04 feet to an iron pin intercepting a curve concave to the Northwest and having a radius of 308.52 feet; thence, with said curve, northeasterly an arc distance of 101.09 feet to the point of tangency, North 27° 33' 00" East 36.13 feet to the BEGINNING, containing 7.57 acres, more or less.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

BEGINNING at an iron pin at the intersecton of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, Page 844, in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; Thence, leaving said right-of-way with said westerly boundary line, South 0° 44' 00" West 780.29 feet to an iron pin at said Sloan's southwest corner; Thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, Page 663, in said Register's Office, as follows: North 89° 39' 40" West 13.24 feet, South 27° 33' 00" West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; Thence, with said curve, an arc distance of 209.23 feet through a central angle of 38° 51' 20" to the point of tangency, South 66° 24' 20" West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; Thence, with said curve, an arc distance of 114.13 feet through a central angle of 37° 03' 40" to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; Thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41° 24' 40" to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; Thence, with said turn around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; Thence, with said turn-in-curve, an arc distance of 36.14 feet through a central angle of 41° 24' 40" to the beginning of curve concave to the Southeast and having a radius of 226.45 feet; Thence, with said curve, an arc distance of 146.48 feet through a central angle of 37° 03' 40" to the point of tangency, North 66° 24' 20" East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; Thence, with said curve, an arc distance of 175.32 feet through a central angle of 38° 51' 20" to the point of tangency, North 27° 33' 00" East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; Thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, Page 681, in said Register's Office, an arc distance of 350.30 feet through a central angle of 26° 49' 00" to an iron pin at the point of tangency; Thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050, Page 317, in said Register's Office, North 0° 44' 00" East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; Thence, with said right-of-way, South 79° 44' 00" East 50.70 feet to the BEGINNING.

Being the same property conveyed to Karen A. Pulley and husband, J. Craig Pulley by QuitClaim Deed Karen A. Sims, of record in Book 8429, Page 246, Register's Office for said County.

6425 05/29 0101 03CHECK 1178.50

0309781

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

RECEIVED OF _____

FOR _____

BOOK 10470 PG 986

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 315000.00
CON TX 1165.50
PRFEE 1.00
WDEED 12.00
TOTAL 1178.50
CHECK 1178.50

05/29/97 01 14:16 0001 6425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309783
IDENTIFICATION REFERENCE

97 MAY 29 PM 2:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 11 7