n335966

IDENTIFICATION REFERENCE

97 AUG -8 PM 3:58

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER AND SEND TAX BILLS:
Ed Jennings
533 Bismark Drive
Nashville, TN 37210

MAP PARCEL NOS.
135-0 130
135-0 129

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

BOOK 10563 PG 624

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; We, **JAMES M. TOWNES and MARY THOMAS TOWNES, Administratrix of the Estate of Buford Ronald Townes,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **ED JENNINGS and ROY HALEY**, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, situate and being on the Easterly side of the Murfreesboro Pike, in the New 2nd, formerly 5th Civil District of said Davidson County, Tennessee, and beginning on the East side of the Murfreesboro Pike at Meriwether's corner, running thence with said pike Westerly, 175 feet to a post in the fence; thence in a Northeasterly direction 270 feet, more or less, to Horton's Line; thence with his line, Easterly 10 feet to a Sycamore Tree, Meriwether's corner; thence with his line, South, 330 feet, more or less, to the point of beginning on the Murfreesboro Pike.
>
> Being the same property conveyed to Buford Townes and wife, Tiny S. Townes, by Deed from O.B. Hofstetter, Jr., Trustee, by deed of record in Book 1784, page 123, Register's Office for Davidson County, Tennessee. The said Tiny S. Townes having since died testate, and by Will of record in Will Book 160, page 319, said Register's Office, her interest in said property was demised to James M. Townes and Buford Ronald Townes. The said Buford Ronald Townes having since died intestate.

This conveyance is made subject to:

1. 1997 taxes, which have been pro-rated as of date of deed and assumed by Grantees.

This is improved property, known as 1912 Old Murfreesboro Road, Nashville, Tennessee 37212 and adjacent lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, representatives, successors and assigns forever. And Grantors do covenant with the said Grantees that Mary Thomas Townes, as Administratrix of the Estate of Buford Ronald Townes, but not further or otherwise, and James M. Townes are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as hereinabove set out.

Mary Thomas Townes, as Administratrix of the Estate of Buford Ronald Townes, but not further or otherwise, and James M. Townes do further covenant and bind themselves, their heirs,

successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever.

This instrument is executed on behalf of James M. Townes by Christian S. Hofstetter, as his attorney-in-fact, pursuant to a Power of Attorney of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 8th day of August, 1997.

Mary Thomas Townes
MARY THOMAS TOWNES
Administratrix of the Estate of
Buford Ronald Townes

JAMES M. TOWNES

James M Townes
By: by Christian S. Hofstetter
Christian S. Hofstetter
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $30,000.00.

Forest E Jennings

Roy Haley

Sworn to and subscribed before me, this 8th day of August, 1997.

James C Hofstetter
Notary Public

My commission expires: 3-24-01

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 **MARY THOMAS TOWNES, Administratrix of the Estate of Buford Ronald Townes**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 1997.

James C Hofstetter
Notary Public

My commission expires: 3-24-01

BOOK 10563 PG 626

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 **CHRISTIAN S. HOFSTETTER,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who executed the within instrument on behalf of James M. Townes as his attorney-in-fact and acknowledged that he executed the same as the free act and deed of the within named James M. Townes.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 1997.

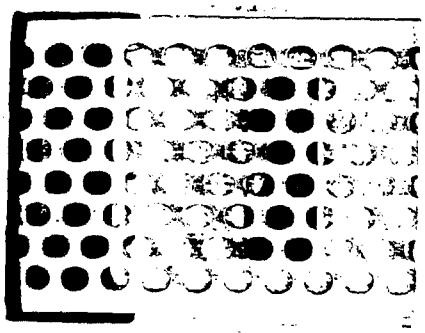
Reesha Leone
Notary Public

My commission expires: 5/27/01

REESHA LEONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 27, 2001

5123 08/08 0101 03CHECK 124.00

\townes.wd-3



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

RECEIVED OF _____

FOR _____

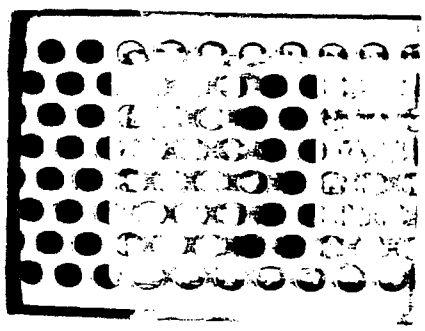
BOOK 10563 PG 627

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

MAMT 30000.00
ERR CD
MAMT 30000.00-
CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05 0001 5123



0335966
IDENTIFICATION REFERENCE

97 AUG -8 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184709