508

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

G71831
State of Tennessee
COUNTY OF DAVIDSON

THIS THE th DAY OF DECEMBER, 1997.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,486.00.

Affiant

Notary Public

(AFFIX SEAL)

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

BOOK 10725 PG 658

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Enrique Alva 323 Forest Park Road Unit 1-1 Madison, TN 37115	First American National Bank	P/O 43-13A-1.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **Rodney D. Townsend** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Enrique Alva** (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

> Apartment Unit Number 1-1, of Robin Hood Condominiums created under Title 64, Section 2701 et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, refernece being made to the said Master Deed, Exhibit "A" for the source of title of said Grantor, and to Exhibit "A-1" thereto for a specific indentification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, to which reference is hereby made.
>
> Being the same property conveyed to Rodney D. Townsend by Deed from Waymond Turner Armes of record in Book 10480, page 431, Register's Office for Davidson County, Tennessee.
>
> **SAID** property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property has an address of 323 Forest Park Road, Unit 1, Building 1, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate,

title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand(s) this the 15th day of DECEMBER, 1997.

Rodney D. Townsend

RODNEY D. TOWNSEND

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

2561 12/17 0101 03CHECK 118.10

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Rodney D. Townsend, named bargainors, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15th day of DECEMBER, 1997.

Nina Lynn Rhodes

NOTARY PUBLIC

My Commission Expires: SEPT. 17, 2001

NOTARY PUBLIC AT LARGE CO. TENN.

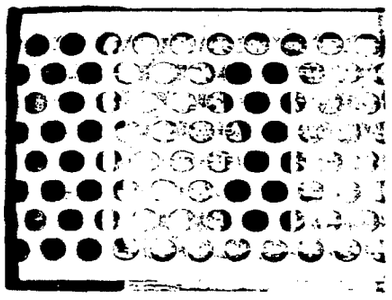
97 DEC 17 PM 3:01

0381462

IDENTIF. & REFERENCE

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10725 PG 660

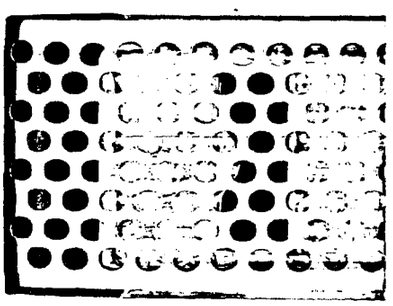
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	29486.00
CON TX	109.10
PRFEE	1.00
WDEED	8.00
TOTAL	118.10
CHECK	118.10

12/17/97 01 15:07 0001 2561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03811462
IDENTIF. # REFERENCE

97 DEC 17 PM 3:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1233311