WARRANTY DEED

BW-20050223

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF August, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ronald Glenn	SAME	081-06-0 052.00
2706 Deerfield Drive		
Nashville, TN 37208		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILLIE R. TOWNSEND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RONALD GLENN, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 60 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, page 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 54 feet on the northerly margin of Deerfield Drive and extends back 144 feet on the easterly line and 143.8 feet on the westerly line to a dead line measuring 54 feet thereon.

Being the same property conveyed to Willie R. Townsend, unmarried from Kittie B. Watkins by Warranty Deed dated March 9, 1979 and recorded March 14, 1979 in Book 5405, page 102, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2706 Deerfield Drive, Nashville, Tennessee 37208 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 31st day of August, 2005:

Willie R. Townsend

Davidson County DEEDWARR
Recvd: 09/07/05 10:52 1 pg
Fees:13.00 Taxes:277.50
20050907-0107317

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named WILLIE R. TOWNSEND, UNMARRIED, the bargainor(s), 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 Williamson, Tennessee, this 31st day of August, 2005.

Notary Public
My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN