Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/19/06 10:08 2 pgs
Fees:13.00 Taxes:487.29
20060519-0058970

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of May, 2006 by and between **Thomas F. Pearson**, hereinafter referred to as GRANTOR, and **Charles L. Townsend, Sr. and Hattie Townsend**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 165 on the Plan of Gra-Mar Acres, Section VI, as of record in Plat Book 2331, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

This conveyance is subject to the following:

1) All matters appearing on the plan of Gra-Mar Acres, Section VI, of record in Plat Book 2331, page 43, Register's Office for said County.

2) Storm water and/or sanitary sewer easement of record in Book 4371, page 747, Register's Office for said County.

Being the same property conveyed to Thomas F. Pearson by Deed from Stephen B. Eddy and wife, Carla E. Eddy, dated August 18, 1997, of record in Book 10576, page 291, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **716 Stanvid Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Thomas F. Pearson

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Thomas F. Pearson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of May, 2006.

Notary Public

My Commission Expires: 6-16-07

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: JUNE 16, 2007

New
Name and Address of Property Owner:
Charles L. Townsend, Sr. and Hattie Townsend
716 Stanvid Drive, Nashville, TN 37216

Send Tax Statements to:

New Owner

Map and Parcel--061.02-O-113.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $131,700.00 ~~$120,500.00~~ which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 10th day of May, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-268