Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/06 10:06 3 pgs
Fees:18.00 Taxes:166.50
20061013-0127290

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Timothy E. Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 2006

Laura A. Beasley
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
LAURA A. BEASLEY
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Townsend (NAME)	same (NAME)	MAP 44-5
306 E. Due West Ave (ADDRESS)	(ADDRESS)	PARCEL 34
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Estate of Nora Connie Babb, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy E. Townsend and wife, Cathy M. Townsend

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, being the southeasterly 71 feet of Lot No. 55 on the Plan of Scenic View, not of record, being called Lot "EE" on a resubdivision of certain lots and described according to a survey made by James E. Murphy, Jr., dated June 2, 1959, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue (or Drive) at the intersection of the northerly line of a strip 20 feet wide dedicated for a public walkway; thence along the margin off said Strip, southwesterly 165 feet to a point; thence northwesterly 71 feet to a point; thence northwesterly 165 feet to the margin of Keeton Avenue (or Drive); thence with the margin of the same, southeasterly 71 feet to the point of beginning

Being the same property conveyed to Louis Michael Babb and wife, Nora Mangrum Babb by deed from Clyde J. Mangrum of record in Book 5291, page 890 and to Nora Connie Mangrum Babb by deed from Louis Michael Babb of record in Book 9604, page 38, Register's Office for Davidson County, TN. The said Nora Mangrum Connie Babb having since died intestate and the property to be sold by order of the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 05P-359 by Louis Michael Babb, Administrator of the Estate of Nora Connie Babb.

CONTINUED

unimproved ( )
This is improved (X) property, known as 324 Keeton Avenue, Old Hickory, TN 37138
(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 my hand this 11th day of October, 2006

Estate of Nora Connie Babb, deceased
By: Louis Michael Babb Administrator
Louis Michael Babb, Administrator

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 Louis Michael Babb, Administrator

the bargainor _____, 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 Nashville, Tennessee, this 27th day of October 2006.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.