Box 10-B

Davidson County DEEDWARR
Recvd: 06/23/08 14:53 2 pgs
Fees:13.00 Taxes:436.97

20080623-0064616

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,100.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: **August 23, 2011**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRENT JEFFREY ESKEW, ET AL	**FIRST HORIZON HOME LOANS**	**096-09-0-139.00**
(NAME) **2810 SURREY ROAD**	(NAME) **3600 MANSEL RD., SUITE 450**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **ALPHARETTA, GA 30022**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, MARY M. TOWNSEND, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENT JEFFREY ESKEW AND LACEY ANNE REYNOLDS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Surrey Road at the corner of Lots Nos. 9 and 10; thence with the line between said lots, southwesterly 155.10 feet to a point; thence S. 87° 45'east 104.11 feet to the northwesterly margin of Kent Road; thence with the margin of the same, northeasterly 125 feet to a concrete monument at the beginning of a curve; thence around said curve northwesterly 39.27 feet to a concrete monument in the southwesterly margin of Surrey Road; thence with the margin of the same, northwesterly 54.80 feet to the point of beginning.

Being the same property conveyed to Clarence A. Townsend and wife, Mary M. Townsend from Jack W. McGuire and wife, Sarah Lynn McGuire by deed dated April 23, 1959 of record in Book 2903, page 83, Register's Office for Davidson County, Tennessee. The said Clarence A. Townsend having since died leaving Mary M. Townsend as surviving tenant by the entirety.

Mary M. Townsend and Mary McClanahan Townsend are one and the same person.

This conveyance is subject to all matters as set forth in the Plan of record in Book 1424, page 35 and restrictions of record in Book 1334, page 453 and Book 1537, page 461, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See General and Durable Power of Attorney for Mary McClanahan Townsend being recorded simultaneously herewith of record in Instrument # 20080623 0064615, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2810 SURREY ROAD, NASHVILLE, TN 37214**
(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 20th day of JUNE, 2008.

Mary M Townsend
By Canita Joy Townsend Campbell
Att'y in Fact
For Mary M Townsend

MARY M. TOWNSEND
By: Canita Joy Townsend Campbell, Attorney in Fact for Mary M. Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2008, before me personally appeared Canita Joy Townsend Campbell, Attorney-in-Fact for Mary M. Townsend, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary M. Townsend, and who acknowledged that she executed the same as the free act and deed of Mary M. Townsend.

Witness my hand and official seal at office this 20th day of June, 2008.

My commission expires: **August 23, 2011**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN