K 2023

For and in consideration of the sum of $- - - - - - - - - - $10.00 - - - - - - - - - - - -

TEN and 00/100 - DOLLARS

Cash in hand paid by Lawrence D. Richards and wife, Elizabeth B. Richards, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

we, Walter C. Gaines and wife, Martha W. Gaines

have bargained and sold, and by these presents do transfer and convey unto the said LAWRENCE D. RICHARDS and wife, ELIZABETH B. RICHARDS

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 31 on the Plan of Virginia Manor, as of record in Book 1835, page 22, Register's Office for said county.

Said Lot No. 31 fronts 70 feet on the northerly side of Moran Drive and runs back between lines 148.7 feet on the easterly line and 151.5 feet on the westerly line, to a dead line in the rear, on which it measures 85 feet.

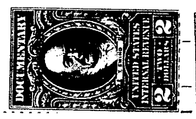
Being part of the property conveyed to Walter C. Gaines and wife, Martha W. Gaines, by deed from C. A. Wheeler Jr., and wife, of record in Book 1906, page 155, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lawrence D. Richards and wife, Elizabeth B. Richards, their heirs and assigns, forever.

And we do covenant with the said Lawrence D. Richards and wife, Elizabeth B. Richards 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.

And we, Walter C. Gaines and wife, Martha W. Gaines do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lawrence D. Richards and wife, Elizabeth B. Richards their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of October, 19 51.





STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas J. Carr, a Notary Public in and for said County and State, the within named Walter C. Gaines and wife, Martha W. Gaines



the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 19 51.

Commission expires October 4, 1954

Thomas J. Carr
Notary Public

WARRANTY DEED

FROM

WALTER C. GAINES AND WIFE, MARTHA W. GAINES

TO

LAWRENCE D. RICHARDS AND WIFE, ELIZABETH B. RICHARDS

(Return to Tennessee Title Company

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