BK 3073

WARRANTY DEED

For and in consideration of the sum of one thousand and no/100---------- ----------($1,000.00)----------*DOLLARS* cash in hand paid by Joseph C. Richards and wife, Mary P. Richards, receipt of which is hereby acknowledged,

we, George B. Richards and wife, Bessie Soapes Richards

have bargained and sold, and by these presents do transfer and convey unto the said Joseph C. Richards and wife, Mary P. Richards, their

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

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 26, 1960, as follows:
Beginning at an iron pin in the northerly margin of Richards Road, said pin lying in the original westerly line of the property conveyed to W. R. Richards by deed from J. G. Matlock, of record in book 118, page 28, Register's Office for said County; thence with E. B. and R. B. Woodroff's easterly line along a fence, north 3° 15' east 415 feet to an iron pin; thence south 84° east 210 feet to an iron pin; thence south 3° 15' west 415 feet to an iron pin in the northerly margin of Richards Road; thence with the same, north 84° west 210 feet to the beginning, containing 2 acres.
Being partof the property devised to George B. Richards by will of W. R. Richards, deceased, of record in Will Book 61, page 372, County Court for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph C. Richards and wife, Mary P. Richards their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph C. Richards and wife, Mary P. 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, George B. Richards and wife, Bessie Soapes Richards *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph C. Richards and wife, Mary P. Richards, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 23rd *day of* May, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George B Richards.

Bessie Soapes Richards

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C. T. Neal, *a Notary Public in and for said County and State,* George B. Richards and wife, Bessie Soapes Richards

the within named bargainor S *, with whom I am personally acquainted, and who acknowledged that* their *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 23 *day of* May, *19* 60

C. T. Neal
Notary Public

Commission expires May 5, 1964

NOTARIAL SEAL NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE APRIL 5 1964

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