K 3166

WARRANTY DEED

FROM

RICH P. RICHARDS, ET UX

TO

LEONARD DAVIDSON, ET UX

20488

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

CLERK'S OFFICE

STATE OF TENNESSEE, DAVIDSON COUNTY

Received for record this 19th day of JAN. A.D. 1978 at 11:45 o'clock A.M.

Recorded in Book 3974 Page 624

Recording Fee $1.00

JAMES P. WILSON, Register

By [illegible] D.C.

Company

Bldg.

WARRANTY DEED

ATTORNEYS TITLE COMPANY

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

TEN-AND-NO/100 - DOLLARS

Cash in hand paid by Leonard Davidson and wife, Olga W. Davidson, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Rich P. Richards and wife, Nancy Louise Richards,

have bargained and sold, and by these presents do transfer and convey unto the said Leonard Davidson and wife, Olga W. Davidson,

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

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 of Gee Lands, of record in Book 332, page 74, Register's Office for said County, described as follows:

Beginning at an iron pin in the southerly margin of Williams Avenue the northeasterly corner of the property conveyed to Rich P. Richards by deed from Howard K. Williamson and wife, of record in Book 2738, page 335, said Register's Office; thence with the southerly margin of said Avenue North 80° 59' west 115 feet to an iron pin; thence south 17° 22' west 300 feet to an iron pipe; thence south 81° 12' east 112.16 feet to an iron pipe; thence north 17° 55' east 300 feet to the beginning.

Being part of the same property conveyed to Rich P. Richards by deed from Howard K. Williamson and wife, of record in Book 2738, page 335, said Register's Office.

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A 20-foot perpetual easement for ingress and egress granted Randall Phillips by Rich P. Richards and wife, Nancy Louise Richards, in deed of record in Book 3072, page 275, and by deed of correction of record in Book 3075, page 577, each in said Register's Office.

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