WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100- DOLLARS ($10.00),

Cash in hand paid, the receipt of which is hereby fully acknowledged, and as a further consideration, the Grantees herein named hereby assume and agree to pay the unpaid Principal balance now owing on one certain note in the original principal amount of $10,700.00 secured by a Deed of Trust executed by Russell E. Richardson and wife, Virginia J. Richardson, to Miller Kimbrough, Trustee, as of record in Book 2871, page 31, Register's Office for Davidson County, Tennessee.

We, Russell E. Richardson and wife, Virginia J. Richardson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Louise Rawls Moses

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 on the Map of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southerly margin of Twin Lawn Drive, a common corner of Lots 136 and 137; thence southerly along the line between said lots 162.6 feet to their common rear corner; thence easterly along the rear line of lot 136, 95.7 feet to a point in the westerly margin of Colfax Drive; thence northerly along said margin 146.3 feet to a point; thence northwesterly around a curve 39.3 feet to a point in the southerly margin of Twin Lawn Drive; thence westerly along said margin 71.5 feet to the beginning.

Being the same property conveyed to Russell E. Richardson and wife, Virginia J. Richardson by Deed from J. Claud Smith and wife, Billie Katherine Smith, as of record in Book 2813, page 459, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as set out above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of June, 1961

Russell E. Richardson
Russell E. Richardson
Virginia J. Richardson
Virginia J. Richardson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named Russell E. Richardson and wife, Virginia J. Richardson, 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 Donelson, Tennessee, this, the 24th day of June, 1961

Cletus Knight
Notary Public

My commission expires: November 10, 1963

45625

WARRANTY DEED

From Russell E. Richardson etux

To Louise Rawls Moses

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day JUN A.D. 1961
at 8:30 o'clock
Noted in Book 72 Page 776
Recorded in Book ___ Page ___
Recording Fee $2.60
JAMES P. WILSON, Register

Return to-
[redacted]
THE DAVIDSON COUNTY TITLE CO. INC.
2144 Lebanon Road
NASHVILLE 14, TENNESSEE