BK 3572

Parcel No. W26-1830

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and no/100 DOLLARS

and other good and valuable considerations, cash in hand paid by Anne Marie Gindraux, a single woman & May Dora Gindraux, a widow, the receipt of all of which is hereby acknowledged.

We, Ernest F. Richards, Jr., and wife Madelyn L. Richards have bargained and sold, and by these presents do transfer and convey unto the said Anne Marie Gindraux, a single woman and May Dora Gindraux, awidow their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 142 and the easterly 7 feet of Lot No. 144 on the Map of Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, page 92, Register's Office for said County. Said Lot and part of said lot adjoin and front together 57 feet on the south side of Central Avenue and run back between parallel lines 192.5 feet to an alley. Being the same property conveyed to Ernest F. Richards, Jr. and wife Madelyn L. Richards, by deed from Honora M. Cleary, unmarried, of record in Book 2708, page 297, Register's Office 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 Anne Marie Gindraux, a single woman and May Dora Gindraux, a widow their heirs and assigns, forever.

And we do covenant with the said Anne Marie Gindraux, a single woman, & May Dora Gindraux, a widow 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, with exception of the 1963 Taxes which are prorated and assumed by the Grantees herein.

And We, Ernest F. Richards, Jr., and wife Madelyn L. 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 Anne Marie Gindraux, a single woman & May Dora Gindraux, a widow, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of May, 1963

Ernest F. Richards, Jr.

Madelyn L. Richards

STATE OF TENNESSEE
Davidson County

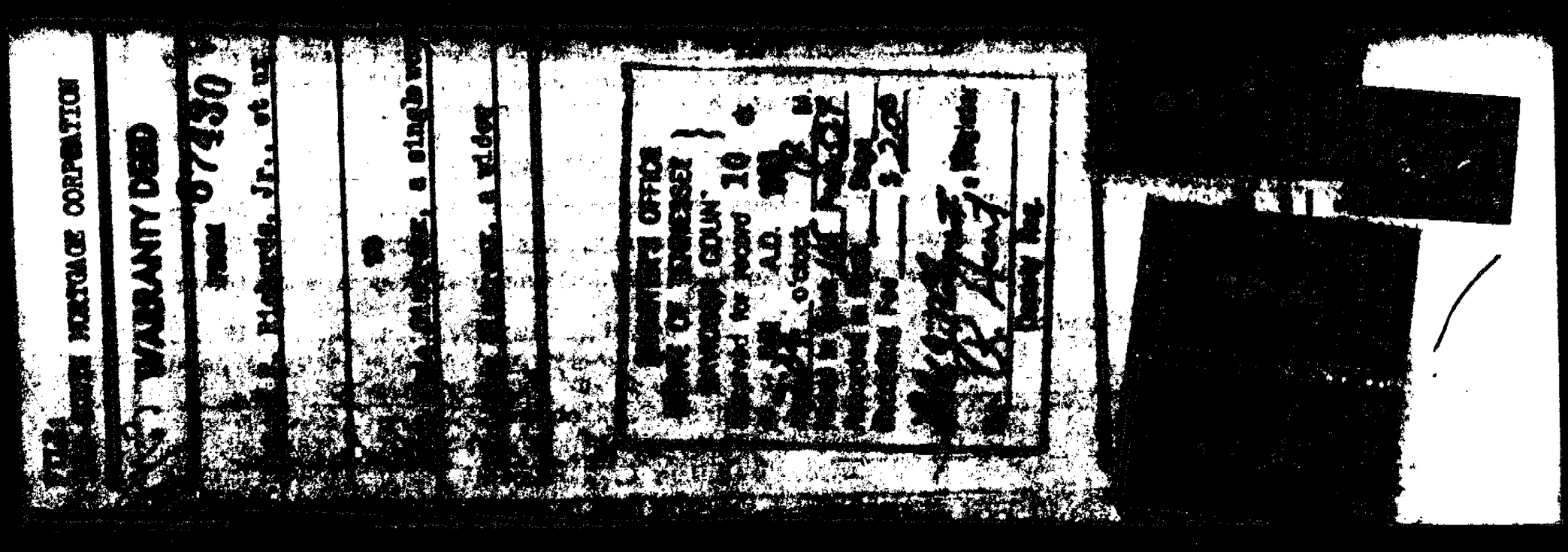
Personally appeared before me, James R. Pearigen, Jr., a Notary Public in and for said County and State, the within named Ernest F. Richards, Jr. and wife Madelyn L. Richards

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 office, this 5th day of June, 1963

My commission expires March 1, 1966

James R. Pearigen, Jr.
Notary Public



PG 185