Address New Owners and Send Tax Notices to
Mr. & Mrs. Bobby Wayne Richards
R # 3 B aker's Station Road , Goodlettsville, Tenn.

BOOK 3894 PAGE 512

Tax Parcel No. ______
Map No. 6 ½ ½ ... 3

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of ---- $10.00 -----
Ten and no/100 ------------------------------ DOLLARS ($ 10.00),

Cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, we

WILLIAM E. LEE and wife MARY E. LEE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BOBBY WAYNE RICHARDS and wife FIONA S. RICHARDS

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:

A tract of land in the 10th Civil District on Bakers Station Road, being Tract No. 3 of the unrecorded subdivision of the Zack Myers Lands, and described according to a survey by Odo E. Rhodes, as follows:

BEGINNING at a point in the L & N Railroad right-of-way, said point being North 18 deg. West 242 feet, more or less, from the northeast corner of R. C. Ramsey, et ux land; thence with said L & N Railroad right-of-way North 18 deg. West 100 feet, more or less to a point, a corner to Tract #4; thence with Tract # 4 So. 81 deg. West 715 feet, more or less, to a point; thence So. 29 deg. East 100 feet, more or less, to a corner of Tract # 2; thence with Tract # 2, North 81 deg. 30' East 695 feet, more or less to the point of beginning, and containing 1.65 acres, more or less.

Being part of the same property conveyed to William E. Lee, et ux by Deed from Zack Q. Myers, et ux as of record in Book 3836, page 212, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements and restrictions apparent and of record

This is unimproved property near the north end of Baker's Station Road

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., ~~except 1965 taxes which will be paid by the Grantors~~

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 1965 taxes which will be paid by the Grantors.

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 22nd day of May, 1965

William E. Lee (signature)
William E. Lee

Mary E. Lee (signature)
~~Mary E. Lee~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named WILLIAM E. LEE AND WIFE MARY E. LEE

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 Goodlettsville, Tennessee,
this, the 22nd day of May, 1965

Matt N. Thomson (signature)
Notary Public

My commission expires: July 31, 1968

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

#154396

WARRANTY DEED

From
WILLIAM E. LEE, et ux

To
BOBBY WAYNE RICHARDS, et ux

82056

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 26 9 27 AM '65
NOTE BOOK 111 PAGE 438
RECORDING FEE $ 2.00
DEP. REG. _____

HAD

STATE TAX $ 2.32
PROBATE .50
TOTAL $ 2.82

MAY 26 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID MAY 26 1965

CT