BOOK 4075 PAGE 340

Map 80
Par. 19.1 M.P.

WARRANTY DEED

For and in Consideration of the sum of Five Thousand Two Hundred Forty and no/100

----------($5,240.00)---------- DOLLARS

of which sum $1,180.00 has been paid in cash by Gus Richards, Jr., the reciept of which is hereby acknowledged and for the remaining $4,060.00, Gus Richards, Jr. assumes and agrees to pay as follows:
Two notes of $1,000.00 each dated September 9, 1963 and due September 9, 1965 and September 9, 1966, respectively with interest at 6% from date, signed by Leon Smith and Felix Dickerson and payable to the order of John C. Sewell, Jr. and wife, Virginia Sue Sewell, aAnd for the remaining $2,060.00, Gus Richards, Jr. has executed his three promissory notes as follows:

1. $500.00 dated 9-9-64 due September 9, 1965
2. $500.00 dated 9-9-64 due September 9, 1966
3. $1,060.00 dated 9-9-64 due September 9, 1967

These three notes bear interest after maturity at 6%. The first two notes in favor of John C. Sewell, Jr. and wife, Virginia Sue Sewell constitute a prior lien upon this property herein conveyddand the three latter notes constitute a second lien on the property herein conveyed and a lien is hereby expressly retained on the land herein conveyed until these notes are paid in full.

STATE TAX $ 786
PROBATE .50
TOTAL $ 836

NOV 7 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 7 - 1965 CT

We, Leon Smith and Felix Dickerson, have bargained and sold, and by these presents do transfer and convey unto the said Gus Richards, Jr. his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 13th Civil District of said County and State, being part of Lot No. 3 on the Plan of the lands of Nancy B. Ralston, as of record in book 170, page 419, Register's Office for said County, described according to a survey made by John M. Sullivan, September 6, 1963, as follows:
Beginning at a point at the southwest corner of said Lot No. 3; thence North 84-1/4° east 7 poles; thence south 85° east 11.56 poles; thence South 72° east 25.5 poles; thence South 58-3/4° east 24.5 poles; thence North 88-3/4° east 5.6 poles; thence south 72-1/2° east 4 poles to the centeroof White's Creek; thence with the same north 52° 25' east 41.47 poles and continuing with meanders of same 95 poles, more or less, to the State of Tennessee property; thence with same south 47-3/4° west 38.25 poles to the beginning, containing 14 acres, more or less.

Being the same property conveyed to us by deed from John C. Sewell, Jr. et ux as of record in Book 3641, page 270, Register's Office for Davidson County, Tenn.

This conveyance is made subject to perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in "Deed of Flowage Easement" of record in Book 2145, page 201, 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 Gus Richards, Jr. his heirs and assigns, forever.

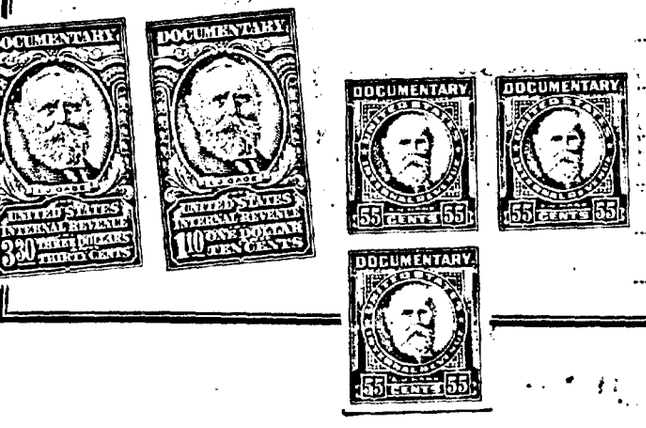
And we do covenant with the said Gus Richards, Jr. that ~~we are~~ he is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gus Richards, Jr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 15th day of September, 1964

Lyle Richardson

Leon Smith



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie E. Reeves, a Notary Public in and for said County and State, the within named Felix Dickerson

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

Witness my hand and official seal at White's Creek, Tennessee, this 15th day of September, 19 64

Annie E. Reeves, Notary Public.

Commission Expires July 28, 1968

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ona A Owens, a Notary Public in and for said County and State, the within named Leon Smith

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

Witness my hand and official seal at White's Creek, Tenn this 23rd day of Sept, 19 64

Ona A Owens, Notary Public.

Commission Expires Oct. 30, 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public within and for the State and County aforesaid, personally appeared ..... and ....., with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the ..... and ..... respectively of the ....., the within named bargainor, a corporation, and that (he / they) as such ..... and ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ..... as such ..... and attesting the same by the said ..... as such .....

Witness my hand and official seal at .....

on this the ..... day of ....., 19.....

Commission expires ...., Notary Public.

WARRANTY DEED

FROM

Felix Dickerson et al

TO

Gus Richards, Jr.

50304

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 7 12 11 PM '66

NOTED: BOOK 115 PAGE 294
RECORDING FEE $2.25
DEP. REG. N

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE