WARRANTY DEED

BOOK 4132 PAGE 781

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gus Richards, Jr. (NAME:)	Gus Richards, Jr. (NAME:)	13D-26400
1501 East Stewarts Lane (STREET ADDRESS OR ROUTE NUMBER)	1501 East Stewarts Lane (STREET ADDRESS)	Map 69-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 19

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

cash in hand paid by Gus Richards, Jr., and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Bobby Earl Richards, Dorothy Jean R. Ellis, Peggy Jo R. Fielder, Betty Faye R. Causey, Roger Dale Richards, and Georgia Mai Richards,

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:*

Two tracts of land in the 13th, formerly the 23rd, Civil District of said County and State, described as follows:

TRACT NO. 1: Beginning at the southeast corner of a tract of land conveyed to Mrs. Emma G. Walkup by deed from Isaac B. Spann, of record in book 496, page 560, Register's Office for said County; thence north 62° east 33.56 poles to a stone in J. K. Sewell's west boundary; thence with said boundary, north 1° west 63.6 poles to the center of White's Creek and with the same, north 71° west 20 poles; thence north 80° west 48 poles; thence north 74° west 12 poles; thence north 42° west 12 poles; thence north 87° west 4 poles to a stake, the northeast corner of the west portion of said tract; thence south 31° east 122 poles to the beginning, containing 28.72 acres, more or less. There is excluded from this tract a small tract in the pasture field where there are four adult graves and one child's grave, it being our intention and purpose not to sell the land actually used and occupied by said graves, neither do we reserve the privilege of access to and from said graves, it being our purpose not to use this tract further as a burying place for our people.

TRACT NO. 2: All our right, title and interest in and to a certain road running through the Geo. W. Abernathy place, located in the 13th, formerly the 23rd, Civil District of said County, and bounded as follows:
Beginning at Felix Abernathy's southeast corner at R. S. Dale's line and running with R. S. Dale's line, south 10 feet to Geo. W. Abernathy's line; thence with his line west to center of Hydes Ferry Pike; thence with said Pike, north 10 feet to W. H. Cato line; thence with Cato's line and Felix Abernathy's line east to the beginning.

Including but excluding from the above described property is a tract containing 20.8 acres, more or less, conveyed to L. H. Jordan, by deed from Georgia Mai Richards et al, of record in book 2546, page 559, Register's Office for said County.

This Instrument Was Prepared By
Henry W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Being part of the real property conveyed to Gus Richards by deed from Arvalee Adams Chappell, et al, of record in book 2134, page 218, said Register's Office, the said Gus Richards having since died survived by his widow, Georgia Mai Richards, and Bobby Earl Richards, Dorothy Jean R. Ellis, Peggy Jo R. Fielder, Betty R. Causley, Roger Dale Richards and Gus Richards, Jr. as his only heirs-at-law.

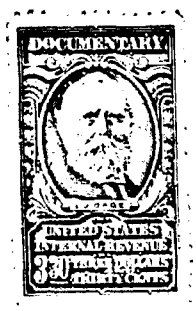
This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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 *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* 26th *day of* April, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



Mrs Peggy Jo R. Fielder
Mrs Betty Faye R. Causey
Bobby Earl Richards
Mrs Dorothy J. R. Ellis
Roger Dale Richards
Georgia Richards

BOOK 4132 PAGE 783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, R. B. Dill, a Notary Public in and for said County and State, the within named ~~Bobby Earl Richards~~, Dorothy Jean R. Ellis, ~~[illegible]~~ Roger Dale Richards, and Georgia Mai Richards,

the bargainors, 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 Nashville, Tennessee, this ... day of May, 1967

R. B. Dill, Notary Public.

Commission Expires March 3, 1970

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Patricia S. Huffman, a Notary Public in and for said County and State, the within named Peggy Jo R. Fielder and Betty Faye R. Causey two of the

the bargainors, 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 Murfreesboro, ~~Tennessee~~, this 1st day of May, 1967.

Patricia S. Huffman, Notary Public.

Commission Expires August 14, 1968

STATE OF TENNESSEE
COUNTY OF ~~[illegible]~~ HUMPHREYS

Before me, Joe Hughey, a Notary Public of the State and County aforesaid, personally appeared Bobby E. Richards, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Bobby E. Richards of the ~~Bobby Earl~~ Richards, ~~a[illegible]~~, the within named bargainor, ~~a corporation~~, and that ~~he as such~~, ~~being authorized to do~~, executed the foregoing instrument for the purpose therein contained, ~~by signing the name of the corporation~~ by himself as Bobby Earl Richards.

Witness my hand and seal, at office in ..., this 8th day of May, 1967

Joe Hughey, Notary Public

Commission Expires 1/13/69

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STATE TAX $ 4.20
PROBATE .50
TOTAL $ 4.70

MAY 18 1967

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

PAID MAY 18 1967

WARRANTY DEED

FROM

Bobby Earl Richards et al.

TO

Gus Richards, Jr.

72200

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 18 11 34 AM '67
NOTED: BOOK 116 PAGE 439
RECORDING FEE $ 2.5
DEP. REG. m

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE