# Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 147-4
SEND TAX NOTICES TO: Murphree Mortgage Company Pcl. 146
ADDRESS: 226 Third Avenue North; Nashville, Tennessee 37201 PW

For and in consideration of ----------$10.00---------- cash in hand paid by John C. Richard and wife, Gloria R. Richard, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, William & Lee, Inc., hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 276 on the Plan of Hillbrook, Sec. V, as of record in Book 3700, page 73, Register's Office, as corrected by instrument of record in Book 4095, page 171, said Register's Office.

Said Lot No. 276 fronts 102.71 feet on the westerly side of Richbriar Court, and extends back 153.2 feet on the northerly line and 179.4 feet on the southerly line, to a dead line in the rear on which it measures 63.2 feet.

Being part of the property conveyed to William & Lee, Inc., by deed from Hillbrook Land Company, as of record in Book 4138, page 689, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4031, page 160, Register's Office for Davidson County, Tennessee, and the plan of record in Book 3700, page 73, which shows an Owner's certificate, certain easements and set-back lines.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
3683 Richbriar Court, Nashville, Tennessee 37211
No. Street City Zone State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 1967 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever 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 hereby caused this instrument to be executed by its duly authorized officer this 14th day of August, 1967.

WILLIAM & LEE, INC.

BY James H. Brewer TITLE President

STATE OF Tennessee
COUNTY OF Davidson

Before me, Patricia Krantz, a Notary Public of the State and County aforesaid, personally appeared James H. Brewer with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the William & Lee, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the William & Lee, Inc. by himself as President.

Witness my hand and seal, at Nashville, Tennessee this the 14th day of August, 1967.

My commission expires October 18, 1970

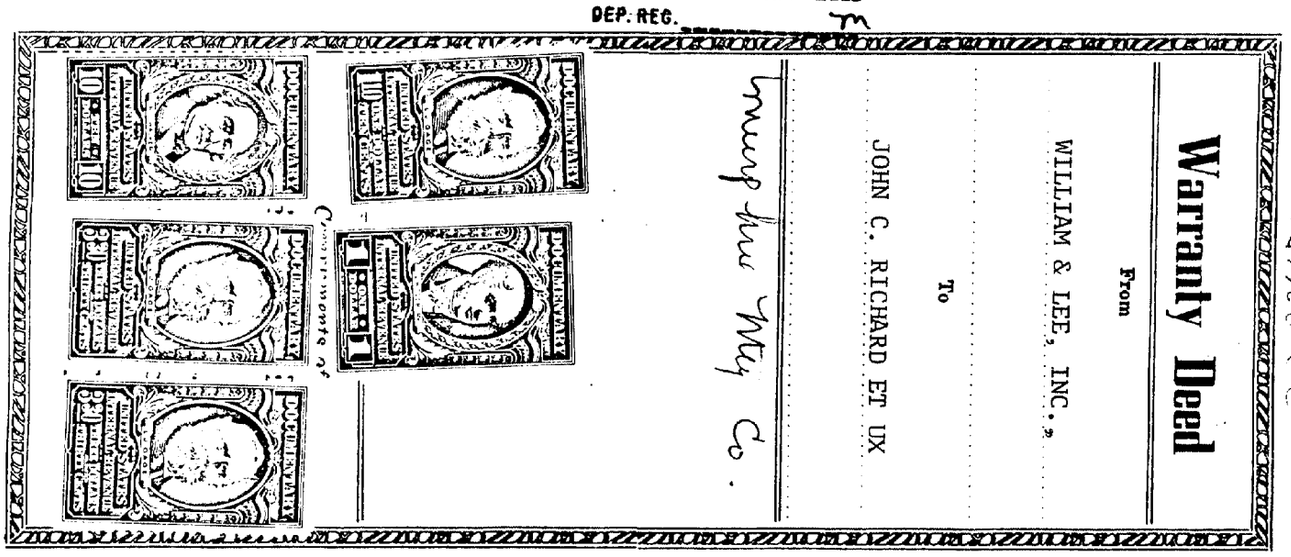
Patricia Krantz
Notary Public

This instrument prepared by: C.H. Briley, Jr., Attorney, 320 Union St., Nashville, Tenn. 37219

85463

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 9 42 AM '67
NOTES BOOK 117 PAGE 172
RECORDING FEE $ 3.00
DEP. REG. M



# Warranty Deed

From WILLIAM & LEE, INC.,

To JOHN C. RICHARD ET UX

Grump Ave Mtg Co.

16,200 CC

STATE TAX $ 2535
PROBATE .50
TOTAL $ 2585

AUG 25 1967

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

PAID AUG 25 67 1967