WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. W. P. Russell 5209 Franklin Road Nashville, Tennessee	Same	O.H.15575 O.H. 3945 Map. 160-2 Par. 27-32 PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, JOHN V. RICHARDS, JR. and wife, VIRGINIA H. RICHARDS, have bargained and sold, and by these presents do transfer and convey unto the said W. P. RUSSELL and wife, VIRGINIA C. RUSSELL, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Four tracts or parcels of land in Davidson County, Tennessee, as follows:

545955



978683







TRACT NO. 1: A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being part of the 177 acre tract conveyed to Sarah E. Baxter, by deed of partition of record in Book 175, page 131, to 137, Register's Office for said County, a plan of which is of record in Book 161, page 23, said Register's Office, but more particularly described according to a survey made by W. B. Southgate, Surveyor, November 21, 1936, as follows:

BEGINNING on the westerly margin of the right of way of the Franklin Interurban Railway, which right of way adjoins the westerly margin of the Franklin Road, said point being the southeast corner of said 177 acre tract; thence with the southerly line of said 177 acre tract, north 87° west 1,000 feet to an iron stake in stone wall; thence North 2° 30' west 350 feet to a stake; thence south 87° east 1,000 feet to a stake in the westerly margin of said right of way; thence with said right of way, south 2° 30' east 350 feet to the beginning, containing 8 acres, more or less.

TRACT NO. 2: A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee,

STATE TAX $ 112.50
PROBATE .50
TOTAL $ 113.00

This instrument was prepared by Gerald Mason, Atty
700 American Trust Building, Nashville, Tennessee

SEP 11 1967

PAID SEP 11 1967

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

being part of Mrs. Sarah E. Baxter's land lying west of the Franklin Turnpike, in Davidson County, Tennessee, and described according to a survey made December 5, 1939, by W. B. Southgate, as follows:

BEGINNING at a point on the west side of the Franklin Interurban right of way, being the northeast corner of an 8 acre tract formerly sold to Mary McDonald Richards, also the southeast corner of the within tract; thence with the north line of said 8 acre tract and south line of the within tract, north 87° west 1,000 feet to a stake; thence north 2° 30' west 197 feet to a stake; thence north 87° 30' east 995.4 feet to the west margin of the Franklin Interurban right of way; thence with the west margin of the Franklin Interurban right of way, south 2° 30' east 292 feet to the beginning, containing 5.6 acres.

TRACT NO. 3: Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the right of way of the Franklin Interurban Railway (now the Nashville-Franklin Railway) lying between the Nashville-Franklin Pike and the property belonging to Mary McDonald Richards, by deeds from Sarah E. Baxter, registered in Book 1020, page 163, Register's Office, and in Book 1149, page 219, Register's Office. Said right of way begins at a point being the southeast corner of the 177 acre tract of land conveyed to Sarah E. Baxter, by deed of partition in Book 175, pages 131-137, Register's Office, a plan of which is of record in Book 161, page 23, Register's Office; running thence along and with the east line of the two tracts of land conveyed to Sarah E. Baxter to Mary McDonald Richards, by deeds recorded in Book 1020, page 163, and Book 1149, page 219, Register's Office, 542 feet to the southerly boundary of said two parcels of land conveyed to Mary McDonald Richards; running thence east approximately 50 feet to the westerly margin of the Franklin Road; thence north along and with the westerly margin of Franklin Road approximately 542 feet to a point; thence approximately 50 feet in a westerly direction to the point of beginning.

Being the same property conveyed to J. V. Richards, Jr., by deed from Mary McDonald Richards, as of record in Book 2140, page 423, said Register's Office. John V. Richards, Jr. and J. V. Richards, Jr. are one and the same.

TRACT NO. 4: Being Lots Nos. 29 and 30 on the Plan of the Forest Acres Subdivision, Sec. 3, as of record in Book 1424, page 56, Register's Office for said County. Said Lots Nos. 29 and 30 front together 583.9 feet on

the easterly side of Forrest Acres Drive, and extends back 261.2 feet on the northerly line and 129.5 feet on the southerly line, measuring 546.4 feet, thereon.

Being the same property conveyed to John V. Richards, Jr., by deed from Dalton G. Wright and wife, in Book 1451, page 299, said Register's Office.

Included in the above description of Tracts 1, 2 and 3, is the following Tract conveyed to State of Tennessee, by deed from John V. Richards, Jr., and wife, as of record in Book 3767, page 87, Register's Office, as follows:

BEGINNING at a point in John V. Richards, Jr. northeast corner and runs with the present west right of way line of U. S. Highway No. 31, southerly 640 feet to a point in Richards' south boundary line; thence with said boundary line north 83° 20' west 159 feet to a point; thence with a line which is west of and at all points 100 feet from the centerline of proposed relocated U. S. Highway No. 31 in a northerly direction 548 feet to a point; thence easterly 20 feet to a point 80 feet left of the centerline Station 70+00 of proposed relocated U. S. Highway No. 31;thence with a line which is west of and at all points 80 feet from the centerline of said proposed relocated Highway in a northerly direction 198 feet to a point in Richards' north boundary line; thence with said boundary line south 88° 22' east 53 feet to the point of beginning, containing 1.39 acres, more or less.

This conveyance of said property is made expressly subject to Metropolitan and State taxes for the year 1967 which have been prorated and the payment of which has been assumed by the Grantees, and further to such matters as appear on the recorded plan of Forest Acres Subdivision aforesaid, including the owner's certificate, a set back line from Forest Acres Drive and a 10-foot utility easement across the rear of the property. This conveyance is further subject to an agreement as to easement and set back line as contained in an instrument of record in Book 1451, page 299, said Register's Office.

This is improved property known as 5209 Franklin Road, Nashville, Tennessee.

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 Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands, this 8th day of August, 1967.

John V. Richards, Jr.

Virginia H. Richards

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named JOHN V. RICHARDS, JR. and wife, VIRGINIA H. 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 8th day of August, 1967.

87600

Notary Public

My Commission expires: February 16, 1969

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 11 3 52 PM '67
NOTE BOOK 112 PAGE 292
RECORDING FEE $ 6.00
DEP. REG. m