WARRANTY DEED

BOOK 4201 PAGE 885

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Richardson, et ux (NAME:)	First Federal Savings & Loan Assn. (NAME:)	5D-45051
333 Fairlane Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Map. 148-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 73

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

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and the assumption by James M. Richardson and wife, Mary Louise Richardson of the balance of an indebtedness in the amount of $12,462.47 secured by a deed of trust, on the property herein conveyed, executed by William J. Madden, Jr. and wife, Mary C. Madden to T. I. Holman, Jr., Trustee, dated July 3, 1967, filed July 6, 1967, and recorded in book 4149, page 903, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $12,500.00, payable as therein specified.

STATE TAX $ 20.64
PROBATE .50
TOTAL $ 21.14

DEC 29 1967

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

PAID DEC 29 1967

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

We, William J. Madden, Jr. and wife, Mary C. Madden *have bargained and sold, and by these presents do transfer and convey unto the said* James M. Richardson and wife, Mary Louise Richardson *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being lot No. 295 on the Plan of Fairlane Park, Section 3, of record in book 2331, pages 145 and 146, Register's Office for said County.

Said lot No. 295 fronts 72 feet on the north side of Fairlane Drive and runs back between lines, 159.3 feet on the west line and 158.9 feet on the east line to a dead line in the rear, on which it measures 72 feet.

Being the same real property conveyed to William J. Madden, Jr. and wife, Mary C. Madden by deed from Claude B. Miles and wife, of record in book 4149, page 901, said Register's Office.

This conveyance is made subject to: an Owner's Certificate, a 30-foot setback line from Fairlane Drive, a 10-foot easement along the north rear line of the lot for public utilities, and an anchor easement 2-1/2x20 feet on Fairlane Drive at the southwest corner of the lot of record in book 2331, pages 145 and 146; and restrictions contained in an instrument of record in book 2598, page 491, Register's Office for Davidson County, Tennessee.



unimproved ( )
This is 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 James M. Richardson and wife, Mary Louise Richardson, *their heirs and assigns, forever.*

And we *do covenant with the said* James M. Richardson and wife, Mary Louise Richardson *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.* except as above set out.

And we, William J. Madden, Jr. and wife, Mary C. Madden *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James M. Richardson and wife, Mary Louise Richardson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* December, *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.*

William C. Madden Jr

Mary C. Madden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ethelyne Tatom, *a Notary Public in and for said County and State, the within named* William J. Madden, Jr. and wife, Mary C. Madden

*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 Nashville, *Tennessee, this* 7th *day of* December, *19* 67.

Ethelyne Tatom, *Notary Public.*

Commission Expires 2/18/68

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *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....., *this*..... *day of*....., *19*.....

01444, *Notary Public.*

Commission Expires.....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEC 29 12 57 PM '67

Before me, ... *a Notary Public of the State and County aforesaid,*
NOTE BOOK 1188 PAGE 63
personally appeared RECORDING FEE $ 4.50, *with whom I am personally acquainted,*
and who, upon oath, acknowledged DEP. REG. ~~self to be~~ m ..... *of the*
....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....