GEO. I. WADDEY & CON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

BOOK 4231 PAGE 222

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Charles J. Sanders, Jr. et ux

TO
Walter E. Richardson, Jr. et ux

For draftsman's use

This instrument prepared by:
Richard D. Bird, Attorney
300 James Robertson Parkway
500 Court Square Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter E.Richardson,Jr. (NAME)	Same (NAME)	Map 116-14
501 Jackson Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 135
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1968.

Notary Public

MY COMMISSION EXPIRES: Nov. 3, 1971

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100---------- ----------($10.00)---------- DOLLARS cash in hand paid by Walter E. Richardson, Jr.,and wife, Jean R.Richardson, and other good and valuable considerations,the receipt and sufficiency of all of which is hereby acknowledged,we,Charles J. Sanders, Jr.,and wife, Martha C. Sanders,hereby sell the hereinafter described real property subject to the unpaid balances of mortgages of record in Book 3880,page 980, and Book 3893,page 727,R.O.D.C.,which grantees agree to pay as evidenced by the acceptance of the conveyance herein; now, therefore, we, Charles J. Sanders,Jr. and wife, Martha C. Sanders,

/ have bargained and sold, and by these presents do transfer and convey unto the said Walter E. Richardson, Jr. and wife, Jean R. 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. 1 on the Plan of the Davis Estates, Section 1, as of record in Book 3600, pages 25 & 26, Register's Office for said County.

Said Lot No. 1 fronts 260 ft. on the westerly side of Jackson Boulevard and extends back 401.4 ft. on the northerly line and 422.7 ft. on the southerly line to a dead line, measuring 260 ft. thereon.

Being the same property conveyed to Charles J. Sanders, Jr. and wife, Martha C. Sanders, by deed from Paul M. Davis, Jr. and Peter Davis, of record in Book 3710, page 371, said Register's Office.

This conveyance is made subject to the conditions of the owners' certificate as shown on the plan of record in Book 3600, pages 25 & 26, Register's Office for Davidson County, Tennessee and restrictive covenants contained in an instrument dated December 12, 1963 and recorded in Book 3670, page 510, and in an instrument of correction recorded in Book 3673, page 343, said Register's Office.

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This is unimproved (X) improved (X) property, known as 501 Jackson Blvd., Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter E. Richardson, Jr. and wife, Jean R. Richardson, their heirs and assigns, forever.

And we do covenant with the said Walter E. Richardson, Jr. and wife, Jean R. 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 by taxes for 1968 which will be paid by grantors.

And we, Charles J. Sanders, Jr. and wife, Martha C. Sanders, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter E. Richardson, Jr. and wife, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of April, 1968

Charles J. Sanders, Jr.

Martha C. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Charles J. Sanders, Jr. and wife, Martha C. Sanders,

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, Tennessee, this 29th day of April, 1968

George W. Pickens, Notary Public.

Commission expires November 3, 1971

STATE TAX $ 312.00
PROBATE .50
TOTAL $ 312.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, APR 30 1968, a Notary Public of the State and County aforesaid, personally appeared

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

with whom I am personally acquainted, and who, upon oath, acknowledged self to be 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 singing the name of the corporation by self as.

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

Notary Public.

Commission expires

APR 30 10 18 AM '68
RECORDING FEE $ 3.00
DEP. REG.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

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