BOOK 4248 PAGE 472

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY

John B. Downey 990 Davidson Drive, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John R. Richards et ux (NAME) | Murphree Mortgage Co. (NAME) | Map 129-8 |
| 1033 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER) | 226 Third Ave., No. (STREET ADDRESS) | Par. 28 |
| Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37201 (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 $29,250.00

John R. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 68

Betty B. Simmons
Notary Public

MY COMMISSION EXPIRES: September 13, 1970

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, T. L. Cloar, Jr. and wife Patsy Jo M. Cloar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Richards and wife Ruth V. Richards

HEREINAFTER CALLED THE 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. 35 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County, described as follows: BEGINNING at a point in the northwesterly margin of Percy Warner Boulevard, at the corner of Lots Nos. 35 and 36; thence with the line between said lots, northwesterly 138 feet to a corner of Lot No. 34; thence with the line between Lots 34 and 35, southwesterly 136.7 feet to the margin of Edwin Warner Drive; thence with the margin of the same, southeasterly 81.5 feet to the beginning of a curve; thence arnund said curve, easterly 39.3 feet to the margin of Percy Warner Boulevard; thence with the margin of the same, northeasterly 99.5 feet to the point of beginning. Being the same property conveyed to T. L. Cloar, Jr. and wife, Patsy Jo M. Cloar, by deed from Murphree Realty Company, as of record in Book 3824, page 135, said Register's Office.

This conveyance is subject to taxes for 1968 which have been prorated, Deed of Trust of record in Book 3824 Page 137, and the Restrictions and plan of record.

This is improved (X) property, known as 1033 Percy Warner Blvd. Nashville Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 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.

Witness our hand s this 3rd day of July, 19 68

T. L. Cloar, Jr.

Patsy Jo M. Cloar

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Betty B. Simmons, a Notary Public in and for said County and State, the within named T. L. Cloar, Jr. and wife Patsy Jo M. Cloar

the bargainor, 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 3rd day of July 19 68

Commission expires September 13, 1970

Betty B. Simmons
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Please mail to John R. Richards. 1033 Percy Warner Blvd.

WARRANTY DEED

FROM T. L. Cloar et ux

TO John R. Richards et ux

A 04000

IDENTIF. REFERENCE

Jul 3 2 05 PM '68

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL-3 | CONV | 29,250.00 | | | |
| JUL-3 | STAX | | A* | 75.92 | |
| JUL-3 | FEE | | A* | .50 | |
| JUL-3 | DEED | | A* | 3.00 | * 79.42 |