WARRANTY DEED

BOOK 4269 PAGE 416

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald L. Richeson (NAME)	United Mortgagee Servicing Corp. (NAME)	MAP 71-11
315 Pullen Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue, (STREET ADDRESS)	PAR 159
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. (CITY) (ZONE) (STATE)	85

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3597, page 13, Register's Office for Davidson County, Tennessee.

Oakes & Smith Realty Co., Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Donald L. Richeson,

his ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 49 on the Map of Trinity Heights, as of record in Book 161, page 38, Register's Office forsaid County.

Said part of Lot No. 49 fronts 50 feet on the northerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Oakes & Smith Realty Co., Inc., by deed from Walter H. Moore and wife, Rozella D. Moore, of record in Book 4265, page 649, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,126.89

Subscribed and sworn to before me, this the 16 day of September 19 68

Affiant Donald L. Richeson

My commission expires: 5/10/70 (Affix Seal)

Notary Public Nellie T. Warmar

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Donald L. Richeson, his ~~successors~~

heirs and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

It *further covenant and bind* itself, its successors ~~and assigns~~ *representatives, to warrant and forever defend the title to said real estate to said* Donald L. Richeson, his

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand*s *this* 16 *day of* September, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OAKES & SMITH REALTY CO., INC.

BY: Jim B. Smith

Jim B. Smith, President

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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.....Tennessee. this.....day of....., 19....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nellie T. Weimar, *a Notary Public of the State and County aforesaid, personally appeared* Jim B. Smith, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Oakes & Smith Realty Co., 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 corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 16 *day of* September, *19* 68

Nellie T. Weimar *Notary Public*

Commission expires 5/10/70

OAKES - SMITH REALTORS

WARRANTY DEED

FROM

OAKES & SMITH REALTY CO., INC.

TO

DONALD L. RICHESON

A 13315

IDENTIF. REFERENCE

SEP 17 2 56 PM '68

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO - DON RICHESON
1204 LISCHEY AVE
NASHVILLE, TENN. 37207

SEP 17 68	CONV	*8,126.89				
SEP 17 68	S'TAX		A*	21.06		
SEP 17 68	PR'FEE		A*	.50		
SEP 17 68	W'DEED		A*	3.00	*	24.56

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON