FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October (19)68

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 10, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Henry K. Buckner, Jr., Attorney, 3937 Gallatin Road, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford O. Howard (NAME)	First Federal Savings and Loan (NAME)	Map 75-13
8009 Bonnafair Drive (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Par. 153
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Robert E. Richards and wife, Katherine V. Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford O. Howard, Sr.

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. 27 on the Plan of Hermitage Hills Subdivision, as of record in Book 2900, pages 48 and 49, Register's Office for said County.

Said Lot No. 27 fronts 80 feet on the northeasterly side of Jacksonian Drive and runs back 153 feet on the northwesterly line and 153.5 feet on the southeasterly line, to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Robert E. Richards and wife, Katherine V. Richards, by deed from Clarence E. Elrod and wife, Elaine C. Elrod, of record in Book 3254, page 255, Register's Office for Davidson County, Tennessee.

Subject to the Grantees assuming and paying the unpaid principal indebtedness of a note secured by a Deed of Trust executed by Robert E. Richards and wife, Katherine V. Richards, to T. I. Holman, Jr., Trustee, of record in Book 3270, page 33, Register's Office for Davidson County, Tennessee to secure one note payable to First Federal Savings and Loan Association.

This is unimproved (x) improved ( ) property, known as 317 Jacksonian Ave., Nashville, Tennessee
(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 this 29th day of October, 19 68

Robert E. Richards

Katherine V. Richards

STATE OF TENNESSEE
Davidson County

BOOK 4283 PAGE 898

Personally appeared before me Mrs. Christine Bennett, a Notary Public in and for said County and State, the within named Robert E. Richards and wife, Katherine V. 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 office in Nashville, Tennessee, this 29th day of October 1968.

My Commission expires MAY 10, 1972

Mrs Christine Bennett
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

WARRANTY DEED

FROM
Robert E. Richards and wife,
Katherine V. Richards

TO
Clifford O. Howard

A 19529

IDENTIF. REFERENCE

Nov 4 1 27 PM '68

FELIX Z. NICHOLSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-4 68	CONV	13,050.00			
NOV-4 68	S'TAX		A*	33.80	
NOV-4 68	PR'FEE		A*	.50	
NOV-4 68	W'DEED		A*	3.00	* 37.30