FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,700.00

Allen Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1969.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allen Richardson (NAME)	United Mortgagee Servicing Corp (NAME)	11W-707
3505 Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 92-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par 155

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, CLARA MAI TRAMEL LYNCH ET VIR DALLAS LYNCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN RICHARDSON AND WIFE, HELEN LOUISE RICHARDSON

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:

LAND in Davidson County, Tennessee, being Lot No. 3 of Block 12 on the Plan of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, page 160, Register's Office for said County.

SAID Lot No. 3 of Block 12 fronts 50 feet on the southerly margin of Park Avenue, and extends back between parallel lines 150 feet to an alley, on which it measures 50 feet.

BEING the same property conveyed to Dalton Trammel and wife, Sadie Trammel, by deed from W. C. McCord and wife, Trula McCord, of record in Book 1358, page 98, Register's Office for Davidson County, Tennessee. The said Sadie Tramel having died in 1964 and title vested in Clair Dalton Tramel as surviving tenant by the entirety. The said Clair Dalton Tramel having died intestate in 1968, leaving as his only heir at law the undersigned Clara Mai Tramel Lynch. The name "Trammel" and "Tramel" denotes the same persons, the spelling of said name being used alternatively.

unimproved ( )
This is improved (X) property, known as 3505 Park Avenue, 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 S this 11th day of February, 1969.

Clara Mai Tramel Lynch Dallas Lynch

GE
DB

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARA MAI TRAMEL LYNCH ET VIR DALLAS LYNCH

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, this 11th day of February 1969

Commission expires 12-17-72

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

CLARA MAI TRAMEL LYNCH ET VIR

TO

ALLEN RICHARDSON ET UX

A 30290

IDENTIF. REFERENCE

FEB 12 2 12 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERCY [illegible] JR.
ATTORNEY AT LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

FEB 12	CONV	*7,700.00				
FEB 12	S'TAX		B*	20.02		
FEB 12	PR'FEE		B*	.50		
FEB 12	W'DEED		B*	3.00	*	23.52