BOOK 4336 PAGE 521 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,050.00

James M Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May 1959.

Clifford H Gaston
Notary Public

MY COMMISSION EXPIRES: 25 Jan 1962

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS
from information furnished by the parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Richardson (NAME)	Guaranty Mortgage Company (NAME)	Map 72-10
2613 Neldia Court (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 210
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, CLIFFORD EUGENE JARRELL ET UX ALMA MARIE JARRELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. RICHARDSON, Unmarried

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. 12, Neldia Court on the Map of Neldia Heights Subdivision, as of record in Book 2663, page 47, Register's Office for said County.

SAID Lot No. 12 fronts 54 feet on the easterly side of Neldia Court and runs back 90.2 feet on the northerly line and 121.4 feet on the southerly line to a dead line measuring 62.5 feet thereon.

BEING the same property conveyed to Clifford Eugene Jarrell and wife, Alma Marie Jarrell by deed from Carl Reader McBride and wife, Frances J. McBride of record in Book 4122, page 864, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 2613 Neldia Court, 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 13 day of May 1959

Clifford Eugene Jarrell — Alma Marie Jarrell

Clifford Eugene Jarrell — Alma Marie Jarrell

STATE OF TENNESSEE
Davidson County

BOOK 4336 PAGE 522

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLIFFORD EUGENE JARRELL ET UX ALMA MARIE JARRELL

the bargainor S, 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 13 day of May 1969

Commission expires 25 Apr 1972

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

CLIFFORD EUGENE JARRELL ET UX

TO

JAMES M. RICHARDSON, Unmarried

A 42135

IDENTIF. REFERENCE

MAY 27 2 23 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY27'69	CONV	*9,050.00			
MAY27'69 S'TAX			B*	23.40	
MAY27'69 PR'FEE			B*	.50	
MAY27'69	W'DEED		B*	3.00	* 26.90