BOOK 4377 PAGE 476 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,850.00

Robert E Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th. DAY OF November, 1969.

Notary Public

MY COMMISSION EXPIRES My Commission Expires AUGUST 9, 1970
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, JACKEY, CHERNAU & CASTLEMAN, 218 3rd Ave.No., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs.Robert E. Richardson	Fidelity Federal Savings &Loan Association	Map 96-14
2938 Twin Lawn Drive	401 Union Street	Pcl. 68
Nashville, Tenn., 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, Thelwood A. Gaines and wife, Annette Gaines,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. RICHARDSON AND WIFE, SANDRA E. 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. 739 on the Plan of Cloverhill Subdivision, Section IX, as of record in Book 2331, page 44, Register's Office for said County, described as follows:

Beginning on the southerly margin of Twin Lawn Drive at a common corner of Lots 739 and 740; thence northerly 127.0 feet to a point; thence easterly 138.8 feet to a point on the westerly margin of Allen Road; thence southerly along the westerly margin of Allen Road 100 feet to a point; thence in an arc in a southwesterly direction 31.42 feet to a point; thence along the northerly margin of Twin Lawn Drive westerly 95 feet to the point of beginning.

Being the same property conveyed to Thelwood A. Gaines and wife, Annette Gaines, by deed from James Dosser White and wife, Ann J. White, of record in Book 2957, page 145, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2401, page 227; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 2331, page 44, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 2938 (House Number) Twin Lawn Drive (Street), Nashville (P. O. Address), Tennessee (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 hands this 4th. day of November, 1969

Thelwood A. Gaines

Annette Gaines

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Thelwood A. Gaines and wife, Annette Gaines,

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 4th. day of November, 1969

Commission expires My Commission Expires August 4, 1970 Robert W. Thurman, Jr.
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
THELWOOD A. GAINES AND WIFE,
ANNETTE GAINES

TO
ROBERT E. RICHARDSON AND WIFE,
SANDRA E. RICHARDSON

A 59673

IDENTIF. REFERENCE

NOV 5 2 36 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

NOV-5	CONV	12,850.00			
NOV-5	S'TAX		B*	33.28	
NOV-5	PR'FEE		B*	.50	
NOV-5	W'DEED		B*	3.00	* 36.78