THIS INSTRUMENT WAS PREPARED BY:
Eli T. LaLande
465 Ewing Lane
Nashville, Tennessee

WARRANTY DEED

BOOK 4434 PAGE 551

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Rich P. Richards		Map. 60-1
(NAME)	(NAME)	Par. 8
2700 Alhambra Circle	Same.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee, 37207		
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	pd

FOR AND IN CONSIDERATION of the sum of ($10.00)

Ten and No/100---------- *Dollars,* Cash in hand paid by Rich P. Richards and wife, Nancy L. Richards, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Eli T. LaLande (unmarried)

have this day bargained and sold, and do hereby transfer and convey unto the said Rich P. Richards and wife, Nancy L. Richards their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 49 on the Plan of Aldrich Heights, Sec. II, as of record in Book 2133, page 128, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of Old Ewing Creek Road, at the common corner of Lots 49 and 50; thence with the line between said lots, westwardly 252.10 feet to a point; thence southwardly 112.1 feet to the northerly margin of Ewing Lane; thence with the margin of the same, eastwardly 248.14 feet to the beginning of a curve; thence along said curve, northeasterly 32.06 feet to the westerly margin of Old Ewing Creek Road; thence with the margin of the same, northwardly 113.13 feet to the beginning.

Being the same property conveyed to Eli T. LaLande and wife, Joyce LaLande, by deed from Inman Irven Reding, Jr. and wife, as of record in Book 2590, Page 19, said Register's Office, and the said Joyce LaLande having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 21st day of July 19 70

Affiant Rich P Richards

My commission expires: 11/12/72 (Affix Seal)

Notary Public Wanda Hall

This is improved (X) unimproved ( ) property, known as 465 Ewing Lane (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Rich P. Richards and wife, Nancy L. Richards their *(successors), heirs and assigns forever.* I *covenant that* I am *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 1970 taxes which have been assumed by the Purchaser.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rich P. Richards and wife, Nancy L. Richards, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 21st *day of* July 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eli T. LaLande

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb *, a Notary Public in and for said County and State,* Eli T. LaLande (unmarried) *the within named bargainor S., 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 Nashville *Tennessee, this* 21st *day of* July *, 19* 70.

Mack H. Webb *Notary Public*

Commission expires 11/12/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ....of the ..... the within named bargainor, a corporation, and that .....he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ..... this .....day of ....., 19.....

.....Notary Public

Commission expires .....

JUL 28 70	CONV	12,000.00			
JUL 28 70	S'TAX		A*	31.20	
JUL 28 70	PR'FEE		A*	.50	
JUL 28 70	W'DEED		A*	3.00	* 34.70

WARRANTY DEED

FROM

Eli T. LaLande (unmarried)

TO

Rich P. Richards, et ux

A 85074

IDENTIF. REFERENCE

JUL 28 1 20 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

H. C. WEBB & SON
914 NORTH FIRST ST. PHONE 242-0711
NASHVILLE, TENN. 37207