This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4438 PAGE 680

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Richards, etux (NAME)	Guaranty Mortgage Company (NAME)	Map. 115-5
898 Rodney Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Par. 16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

- - - - -TEN & NO/100 ($10.00) - - - - - *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated November 4, 1968 and filed for record November 19, 1968 in the office of the Recorder of Deeds of Davidson County, Tennessee, in Book 4287, Page 792, and note of even date thereby secured, in the original principal amount of $28,500.00, payable as set out therein, which debt the grantees herein assume and agree to pay as part payment of the purchase price. The grantees further agree to assume the obligations of the original borrowers, Francis W. Nelly, et ux, for any amount paid by the Veteran's Administration for the borrower under the terms of the instruments creating the loan. For the above, we, Francis W. Nelly and wife, Janet E. Nelly,

AUG 14 PM	CONV	33,300.00			
AUG 14 PM	S'TAX		A*	86.58	
AUG 14 PM	PR'FEE		A*	.50	
AUG 14 PM	W'DEED		A*	4.50	* 91.58

have bargained and sold, and by these presents do transfer and convey unto the said William R. Richards and wife, Joy W. Richards,

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. 59 on the Plan of West Meade Hills, Section 3, Revised, as of record in Book 3300, Page 8, Register's Office for said County.

Said lot fronts 155.91 feet on the easterly side of Rodney Drive and extends back 304.65 feet on the northerly line, 372.85 feet on the southerly line, to a dead line, which is a broken line and measures 222.1 feet thereon.

Being the same property conveyed to Francis W. Nelly and wife, Janet E. Nelly, by deed from Buford F. Shoemake, of record in Book 4287, Page 790, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 83,300.00

Subscribed and sworn to before me, this the 14th day of August 19 70

My commission expires Sept. 12, 1973 (Affix Seal)

Affiant

Notary Public

Subject to easement granted City of Nashville of record in Book 2736, Page 23, Register's Office for Davidson County, Tennessee, drainage and utility easement, anchor easement, easement for N.E.S., 40-foot building setback line from Rodney Drive and conditions of owners certificate as shown on Plan of record in Book 3300, Page 8, Register's Office for Davidson County, Tennessee and restrictive covenants contained in an instrument of record in Book 3252, Page 84, Register's Office for Davidson County, Tennessee and 1970 property taxes prorated and assumed by purchasers.

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IDENTIF. REFERENCE

AUG 14 1 02 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as 898 Rodney Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William R. Richards, et ux, *their heirs and assigns, forever.*

And We *do covenant with the said* William R. Richards and wife, Joy W. Richards *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.* except as stated above.

And we, Francis W. Nelly and wife, Janet E. Nelly *do further covenant and bind* ourselves, *our heirs and representatives, to warrant and forever defend the title to the said land to the said* William R. Richards & wf., Joy W. Richards, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14th *day of* August, *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.*

Francis W Nelly by Janet E Nelly by power of attorney

FRANCIS W. NELLY

Janet E Nelly

JANET E. NELLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Imogene P. Etter, *a Notary Public in and for said County and State, the within named* ~~Francis W. Nelly and wife,~~ Janet E. Nelly

the bargainor~~s~~..., with whom I am personally acquainted, and who acknowledged that ~~they~~ she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* August, *19*70.

Imogene P. Etter *Notary Public.*

Commission Expires Sept. 12, 1973.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 14th day of August, 1970, before me personally appeared Janet E. Nelly, to me known to be the person who executed the foregoing instrument in behalf of Francis W. Nelly and acknowledged that she executed the same as the free act and deed of said Francis W. Nelly.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 14th day of August, 1970.

Imogene P. Etter
Notary Public

My commission expires: Sept. 12, 1973

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.....