BOOK 4449 PAGE 86

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby E. Richardson	Same	
(NAME)	(NAME) 1511 Jewell St	Map 60-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tenn.	Par. 35
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) and no/100ths---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of an indebtedness by the grantee, said indebtedness being secured by an Installment Deed of record in Book 3884, page 411, Register's Office, Davidson County, Tennessee,

We, JAMES W. RICHARDS and wife, MARY M. RICHARDS, *have bargained and sold, and by these presents do transfer and convey unto the said* BOBBY E. RICHARDSON, his *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 Lots 36, 37, 38 and 39 of Block "C" on the Map of Highland Park Subdivision, as of record in Book 974, page 33, Register's Office for said County.

Said lots adjoin and front together 100 feet on the easterly side of Morning-Side Drive and run back between lines, 151 feet 10 inches on the north line of Lot No. 39, and 152 feet 3 inches on the south line of Lot No. 36 to a dead line in the rear and measures 100 feet thereon.

Being the same property conveyed to grantors by Installment Deed of record in Book 3884, page 411, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2903 Morning-side (House Number) Drive (Street) Nashville (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 BOBBY E. RICHARDSON, his *heirs and assigns, forever.*

And we *do covenant with the said* grantee *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 above set out.

And we, the grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 19th *day of* September, 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.*

This instrument prepared by:
Thomas E. Stewart, Attorney
4705 Gallatin Road
Nashville, Tennessee 37216

James W. Richards
Mary M. Richards

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Richards and wife, Mary M. Richards,

the within named 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 19th day of September, 1970.

Thomas E. Stewart
Notary Public

Commission expires 2/3/74

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

State of Tennessee
County of Davidson

The actual value or consideration of this transaction is $5000.00.

Mrs. Francis Hemmelgarn
Affiant

Sworn to and subscribed before me
this 19th day of September, 1970.

Thomas E. Stewart
Notary Public
My com. expires: 2/3/74

OCT-1 70	CONV	$5,000.00			
OCT-1 70	S'TAX		A*	13.00	
OCT-1 70	PR'FEE		A*	.50	
OCT-1 70	W'DEED		A*	3.00	* 16.50

WARRANTY DEED

FROM James W. Richards et ux

TO Bobby R. Richardson

A 91679

IDENTIF. REFERENCE

OCT 1 10 47 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee