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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul R. Richardson (NAME)	Same (NAME)	Map 91-13 Par. 0
800 Watts Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 37209 Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND 00/100 (10.00) ---------- ---------- *DOLLARS* cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

NOV25??	CONV	*	100.00			
NOV25??	S'TAX			A*	.26	
NOV25??	PR'FEE			A*	.50	
NOV25??	W'DEED			A*	6.00	* 6.76

we, CHARLES MAGNESS COWDEN, JOHN SMALLMAN COWDEN and FREDERICK EUGENE COWDEN, as devisees under the will of Lilian Smallman Cowden,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* PAUL R. RICHARDSON, and wife, ALICE ROXIE A. RICHARDSON, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of a lot marked, "Rental House," on the Plan of the Division of the Division of the John B. Cowden Property, not of record, and described as follows:

BEGINNING at a point on the easterly margin of Lellyett Street, said point being 5° east 441 feet and north 85° east 10 feet from the intersection of said Lellyett Street, and the southerly margin of Charlotte Pike; being the northwest corner of the property conveyed to the Grantees herein by the Grantors herein, of record in Book 3286, page 303, Register's Office for said County; thence with the northerly boundary of said tract, north 85° 0' east 39 feet to the northeast corner of said tract; thence north 5° west 33 feet to the southeast corner of the property conveyed to William N. Templeton, and wife, by deed from John B. Cowden, Trustee, as of record in Book 1537, page 57, said Register's Office; thence south 85° west 49 feet, more or less, to the easterly margin of Lellyett Street; thence with the same, south 5° east 33 feet, and north 85° east 10 feet to the point of beginning.

Being part of the property vested in Charlges Magness Cowden, et al, as devisees under the will of Lilian Smallman Cowden, as of record in Will Book 54, page 463, Probate Court Clerk's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100.00

Subscribed and sworn to before me, this the 7th day of November 19 70

Paul R Richardson
Affiant

My commission expires: APRIL 17-1974 (Affix Seal)

J. H. Wall
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

This is improved ( ) unimproved (X) property, known as ..... (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 Paul R. Richardson, and wife, Alice Roxie A. Richardson, 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.*

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.*

Witness our *hand* s *this* 7th *day of* November, *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.*

Charles Magness Cowden

John Lyndlman Cowden

Frederick Eugene Cowden

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. H. Watts Jr., *a Notary Public in and for said County and State, the within named* Charles Magness Cowden, John Smallman Cowden Fredrick Eugene Cowden

the bargainor....., with whom I am personally acquainted, and who acknowledged that ....tiey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee, this* 7th *day of* November, *19* 70.

J. H. Watts Jr., *Notary Public.*

Commission Expires April 17-1974

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

CHARLES MAGNESS COWDEN,

ET AL

TO

PAUL R. RICHARDSON

A 9 7 4 3 4

IDENTIF. REFERENCE

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NOV 25 2 29 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Paul Richardson
800 Watts Lane
Nashville Tenn. 37209