TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP PARCEL NUMBERS

BOOK 4508 PAGE 139

Map 130-3
Pac. 70
Pw

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Charles F. B. Richardson and wife, Mary G. Richardson

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Sarah Van W. Deters and husband, Edward D. Deters

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 16 on the Map of the Resubdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for said County.

Said Lot No. 16 fronts 100 feet on the easterly side of Royal Oaks Place and runs back 227.3 feet on the northerly line and 227.8 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Sarah Van W. Deters, by deed from Mary Hicks Proctor, a widow, as of record in Book 3933, page 381, said Register's Office.

This conveyance is subject to recorded restrictions and easements applicable to said property, and to taxes for 1971.

unimproved ( )
This is improved (X) property, known as 630 Royal Oaks Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 1st day of JUNE, 1971

Sarah Van W. Deters

Edward D. Deters

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, FRANK L. SMITH, JR., a Notary Public in and for said County and State, the within named Sarah Van W. Deters and husband, Edward D. Deters the bargainors, 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 1st day of JUNE, 1971

Commission expires JULY 31, 1974 Notary Public Frank L. Smith, Jr.

TENNESSEE TITLE COMPANY

$54,000.00

Warranty Deed

FROM
SARAH VAN W. DETERS & HUSBAND
EDWARD D. DETERS

To
CHARLES F.B.RICHARDSON & WIFE
MARY G. RICHARDSON

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

RELEASE TO Mr. C.F.B. Richardson, 630 Royal Oaks Place
Nashville, Tenn., 37205

BOOK 1508 PAGE 140

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 54,000.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 3rd day of June, 1971

My commission expires:

Notary Public, in and for the aforesaid State and County.

54,000.00

A* 140.40
A* .50
A* 3.00 * 143.90

JUN-4F CONV
JUN-4F STAX
JUN-4F PRFEE
JUN-4F #DEED

JUN 4 3 04 PM '71

FEL & REGISTER
DAVIDSON COUNTY, TENN.

B1760

IDENTIF. REFERENCE