BOOK 4577 PAGE 361

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James R. Richards, Jr. (NAME)	Guaranty MOrtgage Company (NAME)	2D-58544
2840 Creekview Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Ave. No. (STREET ADDRESS)	Map 84-14
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	Par. 164 mvp.

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN AND NO/100 DOLLARS

R. W. Cravens and wife, Inez CRavens

have bargained and sold, and by these presents do transfer and convey unto the said James R. Richards, Jr., and wife, Jane F. Richards

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 669 on the Plan of Edge-O-Lake Est., Section 16, of record in Book 4175, page 157, Register's Office for said County.
Said Lot No. 669 fronts 82.5 feet on the easterly side of Creekview Drive and extends back 118.80 feet on the northerly line and 121.41 feet on the southerly line to Hamilton Creek on which it measurer 79.18 feet more or less.
Being part of the property conveyed to R. W. Cravens and wife, Inez Cravens by deed from Brentwood Estates, Inc., of record in Book 4506, page 644, said Register's Office.

FEB 17 72 CONV 22,250.00
FEB 17 72 S TAX A* 57.72
FEB 17 72 PRT FEE A* .50
FEB 17 72 WDEED A* 4.00 * 62.22

This is improved (X) unimproved ( ) property, known as 2840 Creekview Drive - Nashville, Tennessee 37217
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 16th day of February, 19 72

R. W. Cravens

Inez Cravens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John C. Jeffords, Jr., a Notary Public in and for said County and State, the within named R. W. Cravens and Inez Cravens

the 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 16th day of February, 1972.

My commission expires July 28, 1973 Notary Public John C. Jeffords, Jr.

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James R. Richards

Sworn to and subscribed before me
this 16th day of February, 19 72

My commission expires July 28, 1973 Notary Public John C. Jeffords, Jr.

This instrument was prepared by:

C. H. Briley, Jr., Atty.-Tenn. Title Co.- P. O. Box 2645- Nashville, Tennessee 37219

Name, Address

WARRANTY DEED
G-224390 df

FROM
R. W. Cravens and wife, Ines Cravens

TO
James R. Richards, Jr. and wife, Jane F. Richards

B 48880

IDENTIF. REFERENCE

FEB 17 11 22 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219