BOOK 4627 PAGE 278

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Aug, 1972.

Notary Public

MY COMMISSION EXPIRES: 30 Jan 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gullett,Steele,Sanford,Robinson & Merritt, 23 Fl., L. & C. Towers, Nashville, Tenn. 37219

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Avery M.Richardson et ux (NAME) | Same (NAME) | |
| Evylee Richardson (STREET ADDRESS OR ROUTE NUMBER) | 528 Highcrest Drive (STREET ADDRESS) | 60 |
| Same (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | 60 40 pa |

mail to

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, First American National Bank and James W. Allen, Jr., Co-Trustees of the Estate of George H. Hobbs,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Avery M. Richardson and wife, Evylee Richardson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract No. 31 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G.Perry Greer and Associates, dated July 14, 1972, as follows:

Fronts 323.3' on the centerline of Biggs Road and runs back between lines 995' on the South and 1091.43' on the North to a line on which it measures 350' and containing 7.77 acres, more or less.

Being part of the same property conveyed to First American National Bank of Nashville and James W. Allen, Jr., Co-Trustees of the Estate of George H. Hobbs, of record in Will Book 89, page 296, Probate Office of Davidson County, Tennessee.

Restrictive covenants of record in Book 4622, page 154, R.O.D.C., apply to this property.
1972 taxes are prorated and assumed by the Seller.
This conveyance is subject to easements which a visible inspection of the premises would disclose, including but not limited to all roads, cemeteries and flowage of creek.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 8 day of August, 1972

James W. Allen Jr. Co-Trustee

ATTEST: _____ TRUST OFFICER

First American National Bank Co-Trustee

by: Emmett Russell

ASST TRUST OFFICER

BOOK 4627 PAGE 279

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B B Gullett, a Notary Public in and for said County and State, the within named James W. Allen, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of Aug 1972

Commission expires 30 Jan 1974

B B Gullett
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mrs Sam Patton, a Notary Public within and for the State and County aforesaid, personally appeared Emmett Russell III and R. L. Smith with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the ASST TRUST OFFICER and TRUST OFFICER respectively of the First American National Bank the within named bargainor, a corporation, and that (he) (they) as such ASST TRUST OFFICER and TRUST OFFICER, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Emmett Russell III as such ASST TRUST OFFICER, and attesting the same by the said R. L. Smith as such TRUST OFFICER

Witness my hand and official seal at office at Nashville on this the 8 day of August, 1972.

My commission expires 11/24/74

Mrs. Sam Patton
Notary Public

WARRANTY DEED

FROM
First American National Bank and James W. Allen, Jr., Co-Trustees

TO
Avery M. Richardson and wife, Evylee Richardson

B 7 1 1 9 0

IDENTIF. REFERENCE

AUG 11 1 58 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG 11 72 | CONV | *2,500.00 | | | |
| AUG 11 72 | ST TAX | | A* | 6.50 | |
| AUG 11 72 | PB FEE | | A* | .50 | |
| AUG 11 72 | W DEED | | A* | 4.00 | * 11.00 |