BOOK 4639 PAGE 327

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

John L. Christopher, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF September 1972.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Christopher, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	GO 11731
Route 3 Hitt Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	Map 18 0
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par 19.1

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, LEONIDAS D. RICHARDSON and wife, SYLVIA D. RICHARDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. CHRISTOPHER, JR. and wife, IMOGENE CHRISTOPHER

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:

LAND in the City of Goodlettsville, 10th Civil District of Davidson County, Tennessee, lying on Lumsey Fork of Mansker's Creek and being part of Lot No. 6 in partition of lands of J.C. Crossway, according to the plan of record in Minute Book "N", page 29, of the County Court for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 3, 1963, as follows:

BEGINNING at an iron pin on the northwesterly margin of Hitt Lane in the eastern boundary line of the property conveyed as Tract No. 3 to Thomas W. Drake by deed from H. R. Drake, et al, of record in Book 1494, page 257, Register's Office for said County; thence with said Lane, north 43° 06' east 200.2 feet to an iron pin, north 53° 48' east 231.5 feet to an iron pin and north 60° east 29 feet to an iron pin; thence north 38° 25' west 1,265 feet to a steel fence post; thence south 40° west 275 feet to an iron pin; thence south 29° 15' east 1,250 feet to the beginning.

BEING the same property conveyed to Leonidas D. Richardson and wife, Sylvia D. Richardson by deed from Henry L. Stowers and wife, Ann Elizabeth Stowers of record in Book 4495, page 35, Register's Office for Davidson County, Tennessee. This instrument is executed for Sylvia D. Richardson by Leonidas D. Richardson as Attorney in Fact under the authority of a Power of Attorney executed by Sylvia D. Richardson on September 4, 1972 which is being recorded concurrently with this instrument.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Associates, Inc., of record in Book 4495, page 37, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as Route 3 Hitt Lane, Goodlettsville, Tennessee
(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 15th day of September, 1972

Sylvia D. Richardson

Leonidas D. Richardson

BY: Leonidas D. Richardson
Leonidas D. Richardson
Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 4639 PAGE 328

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

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 15th day of September 19 72

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 1972, before me personally appeared Leonidas D. Richardson, to me known to be the person who executed the foregoing instrument in behalf of Sylvia D. Richardson as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of said Sylvia D. Richardson.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1972.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 12-12-72

Notary Public

B 7 6 7 6 2

WARRANTY DEED

FROM

LEONIDAS D. RICHARDSON ET UX

TO

JOHN L. CHRISTOPHER, JR. ET UX

IDENTIF. REFERENCE

SEP 20 3 31 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 HILLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Law/Boyd

SEP 20 72 CONV 45,000.00
SEP 20 72 S TAX A* 117.00
SEP 20 72 PR FEE A* .50
SEP 20 72 M DEED A* 4.00 * 121.50