BOOK 4677 PAGE 439

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry R. Richardson (NAME)	Fidelity Federal S & L Assoc (NAME)	Map 131-3
1704 Shackleford Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 118
Nashville, Tenn 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	16DA-19418

FOR AND IN CONSIDERATION of the sum of ($10.00) ---------- TEN and NO/100 ---------- *Dollars,*
Cash in hand paid to JOSEPH D. JOHNSON and wife, SUZANNE J. JOHNSON, hereinafter referred to as GRANTORS by LARRY R. RICHARDSON and wife, SUSAN O. RICHARDSON, hereinafter referred to as GRANTEES, the receipt of which is hereby acknowledged, and other good and valuable considerations including the GRANTEE'S agreement to assume and pay a certain note secured by a Deed of Trust of record in Book 4215, page 817, Register's Office for Davidson County, Tennessee, we,

JOSEPH D. JOHNSON and wife, SUZANNE J. JOHNSON, GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said LARRY R. RICHARDSON and wife, SUSAN O. RICHARDSON, GRANTEES, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 31 on the Plan of Green Hills Subdivision No. 2, as of record in Book 547, page 139, Register's Office for Davidson County, Tennessee.
Said Lot No. 31 fronts 85 feet on the northerly side of Shackleford Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Joseph D. Johnson and wife, Suzanne J. Johnson by deed from Lannie W. Neal, Jr., and wife, of record in Book 4215, page 815, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 31st day of January 19 73

Affiant Larry R. Richardson

My commission expires: Nov. 17 1976 (Affix Seal)

Notary Public Merle H. Hannaman

This is (unimproved ( ) improved (X)) property, known as 1704 Shackleford Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their ~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the hereinabove referred to deed of trust and the current taxes which have been prorated and assumed by the GRANTEES.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* thirty-first *day of* January, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph D. Johnson
Suzanne J. Johnson

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank & Trust Bldg.
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Merle A. Shumaker, a Notary Public in and for said County and State, Joseph D. Johnson and Suzanne J. Johnson

the within named 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 31st day of January, 1973.

Merle A. Shumaker Notary Public

Commission expires Nov. 17, 1976

NOTARY PUBLIC DAVIDSON CO. TENN.

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.....

JAN31'73 CONV 36,500.00
JAN31'73 S'TAX A* 94.90
JAN31'73 PR'FEE A* .50
JAN31'73 W'DEED A* 4.00 * 99.40

393150

IDENTIF. REFERENCE

JAN 31 3 06 PM '73

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Joseph D. Johnson et ux

TO

Larry R. Richardson et ux

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE