ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Wesley O. Richards	Dobson & Johnson, Inc.	
(NAME) 207 Alta Loma Road	(NAME) 311 Plus Park Blvd.	34-5
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn.37072	(STREET ADDRESS) Nashville, Tn. 37217	94 PW
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

Cash paid by Wesley O. Richards and wife, Doris E. Richards, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Willie W. Swann and wife, Flo Ella Swann,

have bargained and sold, and by these presents do transfer and convey unto the said Wesley O. Richards and wife, Doris E. 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 part of Lot No. 18 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Alta Loma Drive, 165 feet Eastwardly from the intersection of the Easterly line of the L & N Railroad, right-of-way and the Northerly margin of said Drive; thence Northwardly and parallel to said right-of-way 200 feet; thence Eastwardly 55 feet; thence Southwardly 200 feet to the Northerly margin of said Drive; thence Westwardly 55 feet to the beginning.

Being the same property conveyed to Willie W. Swann and wife, Flo Ella Swann by deed from Etta B. Shelton of record in Book 2799, page 323, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____ (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 26th day of February, 1974.

X Willie W Swann
Willie W. Swann

X Flo Ella Swann
Flo Ella Swann

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Willie W. Swann and wife, Flo Ella Swann,

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, this 26th day of February, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,650.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Wesley O Richards

Sworn to and subscribed before me
this 26th day of February, 19 74

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name	Address

FEB27 CONV 20,650.00
FEB27 S'TAX A* 53.56
FEB27 PU'FEE A* .50
FEB27 W'DEED A* 4.00 * 58.06

WARRANTY DEED

FROM Willie W. Swann, et ux

TO Wesley O. Richards, et ux

C 43579

IDENTIF. REFERENCE

FEB 27 10 39 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HERSEY REV. 4/1/73