BOOK 4792 PAGE 759 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Feb, 19 74

Notary Public

MY COMMISSION EXPIRES: May 13-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mr. Dodson Batson, Attorney (NAME) First American Center Nashville, Tennessee 37238 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AVERY M. RICHARDSON ET UX (NAME)	SAME (NAME)	Map 118-8-131
528 Highcrest Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA 25160
Nash. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail →

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, W. A. Cobb and wife, Loretta Cobb

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:

Land in Davidson County, Tennessee, being Lot No. 265 in Grandview Heights Addition, a plan of which is of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 265 fronts 50 feet on the east side of Cruzen Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to W. A. Cobb and wife, Louise R. Cobb, by deed from Mrs. Anna E. Karnes, of record in Book 3575, page 145, Register's Office for Davidson County, Tennessee. The said Louise R. Cobb having since died, and the said W. A. Cobb having since remarried.

unimproved ( )
This is improved (X) property, known as 2420 (House Number) Cruzen Avenue (Street) Nashville, Tennessee (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 28 day of Feb, 19 74

X W. A. Cobb

X Loretta Cobb

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STATE OF TENNESSEE
Davidson County
at Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. A. Cobb and wife, Loretta Cobb

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 28 day of Feb, 19 74

Commission expires May 13-74

Bill Hall
Notary Public at Large

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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 _____, and attesting the same 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

WARRANTY DEED

FROM
W.A. COBB AND WIFE,

TO
AVERY M. RICHARDSON ET UX

EVYLEE RICHARDSON

C 43984

IDENTIF. REFERENCE

MAR 1 11 04 PM '74

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

Attorneys Title Company
Titles Guaranteed
•NASHVILLE, TENN.

MAR-1[illegible]	CONV	*5,500.00			
MAR-1[illegible]	S'TAX		A*	14.30	
MAR-1[illegible]	PR'FEE		A*	.50	
MAR-1[illegible]	W'DEED		A*	4.00	* 18.80