BOOK 4798 PAGE 89

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$18,500.00 Steve A. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 1974

Notary Public Thomas S. Hawkes

MY COMMISSION EXPIRES: 11/8/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve A. Richardson (NAME)	Thomas & Hill, Inc. (NAME)	3D-60098
2905 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	96-14
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	97

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, Jerry Wayne Beavers et ux Alma Mae Beavers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve A. Richardson et ux Waldean G. 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:

BEING Lot No. 133, Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Jerry Wayne Beavers et ux Alma Mae Beavers by deed of record in Book 4363, Page 187, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2905 Twin Lawn Drive, Nashville, Tennessee 37214
(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 14th day of March, 1974

Jerry Wayne Beavers: Jerry Wayne Beavers

Alma Mae Beavers: Alma Mae Beavers

BOOK 4798 PAGE 90

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas J. Haynes, a Notary Public in and for said County and State, the within named Jerry Wayne Beavers et ux Alma Mae Beavers

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 14th day of March, 1974

Commission expires 11/8/77

Thomas J. Haynes Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
JERRY WAYNE BEAVERS ET UX
ALMA MAE BEAVERS

TO
STEVE A. RICHARDSON ET UX
WALDEAN G. RICHARDSON

C 46483

IDENTIF. REFERENCE

MAR 21 9 24 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

MAR21'74	CONV	18,500.00			
MAR21'74	S TAX		A*	48.10	
MAR21'74	PB FEE		A*	.50	
MAR21'74	W DEED		A*	4.00	* 52.60