BOOK 4812 PAGE 202

FORM NO. WD-1

Return to:
THIRD NATIONAL BANK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

David William Blue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May 19 74

Notary Public

MY COMMISSION EXPIRES: 8/17/[illegible]

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David William Blue (NAME)	Third National Bank (NAME)	
2702 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	15DA-49195
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37244 (CITY) (STATE) (ZIP)	

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, RAMON G. RICHARDS AND WIFE, NADENE E. RICHARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID WILLIAM BLUE AND WIFE, DANA LYNN BLUE

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. 3 on the Plan of Twin Estates, Section I, as of record in Book 3842, page 88, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the easterly side of Eastland Avenue and extends back 167.6 feet on the northerly line and 150 feet on the southerly line, to a dead line measuring 77.3 feet thereon.

Being property conveyed to Ramon G. Richards and wife, Nadene E. Richards by deed from Lula H. Lane of record in Book 4311, page 523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements and set-back lines applicable to said property and to taxes for the year 1974 which have been prorated and assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 2702 Eastland Avenue, Nashville, 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 3rd day of May, 19 74

Ramon G. Richards
by Woden Lackey
Attorney in Fact

Nadene E. Richards
by Woden Lackey
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 3rd day of May, 1974, before me personally appeared Vaden Lackey, to me known to be the person who executed the foregoing instrument in behalf of Ramon G. Richards and wife, Nadene E. Richards, and acknowledged that he executed the same as the free act and deed of said Ramon G. Richards and wife, Nadene E. Richards.

Witness my hand and official seal at Nashville Tennessee this 3rd day of May, 1974.

Geoffrey C. Mitchell
Notary Public

My Commission expires:

8-17-76

GEOFFREY C. MITCHELL NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 8-17-1976

_____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) 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

Return to: THIRD NATIONAL BANK

WARRANTY DEED

FROM
Ramon G. Richards and wife,
Nadene E. Richards

TO
David William Blue and wife,
Dana Lynn Blue

C 5 2 8 1 0

IDENTIF. REFERENCE

MAY 6 8 37 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-6	CONV	33,000.00			
MAY-6 S'TAX			A*	85.80	
MAY-6 PR'FEE			A*	.50	
MAY-6	W'DEED		A*	4.00	* 90.30