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Prepared By HARLAN MARTIN, ATTORNEY AT LAW, 699 WEST MAIN, HENDERSONVILLE, TENNESSEE

WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11D-1279 Map & Parcel 43-6-320
SEND TAX NOTICES TO: LOVELL & MALONE, INC.
ADDRESS: PARKWAY TOWERS
NASHVILLE, TENNESSEE

For and in Consideration of the sum of Ten and No/100 ($10.00)----------
----------DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged and as further and additional consideration the Grantees herein assume and agree to pay the present unpaid balance of a certain indebtedness due and payable to James E. Malone, Trustee, being secured by a Deed of Trust dated February 14, 1973 to secure Lovell & Malone, Inc. in the principal sum of $18,000.00, payable according to terms and conditions thereof. Said deed of trust being recorded in Book 4682, Page 267, Register's Office for Davidson County, Tennessee.

NEW OWNER:
MR. & MRS. JAMES PAUL RANKHORN
SINGER DRIVE
MADISON, TENNESSEE

We, CLARENCE E. RICHARDS and wife, JANICE K. RICHARDS

have bargained and sold, and by these presents do transfer and convey unto the said JAMES PAUL RANKHORN and wife, CANDI LEE RANKHORN their heirs and representatives ~~and assigns~~ a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 195 on the Plan of Madison Park, Section 8, as of record in Book 4300, Page 117, Register's Office for said County.

Said lot fronts 60 feet on the southerly side of Singer Drive and runs back 163.6 feet on the westerly line and 188.4 feet on the easterly line, which is a broken line, to a dead line and measures 18.9 feet thereon.

Being the same property conveyed to Clarence E. Richards and wife, Janice K. Richards, by deed from John Riadon Homes, Inc., a Tennessee Corporation, as of record in Book 4682, Page 265, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 4532, Page 300, Register's Office for Davidson County, Tennessee.

All of our right title and interest in and to escrow accounts and to any hazard insurance in effect is hereby conveyed.

Davidson County taxes to be assumed by Grantees.

JUN-3?	CONV	21,800.00				
JUN-3?	S'TAX		A*	59.28		
JUN-3?	PR'FEE		A*	.50		
JUN-3?	W'DEED		A*	8.00	*	67.78

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 22,800.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

James Paul Rankhorn Jr.
Affiant

Subscribed and sworn to before me this the 20th day of May, 19 74.

Ozean W. Green
Notary Public or Register

My Commission Expires 2-5-77

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES PAUL RANKHORN and wife, CANDI LEE RANKHORN their heirs and representatives ~~successors and assigns/heirs and assigns~~, forever.

And we covenant with the said JAMES PAUL RANKHORN and wife, CANDI LEE RANKHORN, 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., except as set out above.

And ~~We, CLARENCE E. RICHARDS and wife,~~ JANICE K. RICHARDS, do further covenant and bind ourselves, our ~~successors and assigns/~~heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES PAUL RANKHORN and wife, CANDI LEE RANKHORN, their ~~successors/~~heirs and ~~assigns~~ representatives against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of May, 19 74.

Clarence E. Richards
Clarence E. Richards

Janice K. Richards
Janice K. Richards

STATE OF TENNESSEE
SUMNER County.

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Clarence E. Richards and wife, Janice K. Richards,

the bargainors, 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 Hendersonville, Tennessee, this 7th day of May, 19 74.

Oscar W. Green, Notary Public

Commission Expires 2-5-77

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor__, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____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

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WARRANTY DEED

FROM

CLARENCE E. RICHARDS and wife,

JANICE K. RICHARDS

TO

JAMES PAUL RANKHORN and wife,

CANDI LEE RANKHORN

C56871

IDENTIF. REFERENCE

JUN 3 9 30 AM '74

DAVIDSON COUNTY, TENN.

Sumner County Title Company

HENDERSONVILLE, TENNESSEE

P. O. Box 676 Phone 824-6916