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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF June 19 71

Notary Public

MY COMMISSION EXPIRES: 6-4-26, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lawrence E. Levine, Attorney (NAME) 928 Stahlman Building Nashville, Tn. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted H. Richardson et ux Miriam Richardson (NAME)	Same (NAME)	MAP - 91 - 12
613 American Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	PAR - 91
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Same (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, Donald Tavalin et ux Jo Ann Tavalin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ted H. Richardson et ux Miriam 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. 46 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said County.

Beginning at a point in the southwesterly margin of American Road, the common corner of Lots Nos. 46 and 47; thence southwesterly 83.9 feet to the margin of said subdivision; then southeasterly with the margin of same, 150.1 feet to a point in the northwesterly margin of Annex Avenue; thence northeasterly with the margin of the same 57 feet to a concrete monument at the beginning of a curve; thence northwesterly around said curve 39.2 feet to a concrete monument in the southwesterly margin of said American Road; thence northwesterly with the margin of the same, 125.5 feet to the point of beginning.

Being the same property conveyed to Donald Tavalin and wife, Jo Ann Tavalin, by deed from Harvey Spark and wife, Eleanor Spark, of record in Book 4435, page 569, Register's Office for said County.

This is improved (X) / unimproved ( ) property, known as 613 (House Number) American Road (Street) Nashville, Tennessee 37209 (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 hands this 20 day of June, 19 71

Donald Tavalin

Jo Ann Tavalin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lawrence E. Levine, a Notary Public in and for said County and State, the within named Donald Tavalin et ux Jo Ann Tavalin

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20 day of June 1974.

Commission expires Oct 26 1974

Notary Public

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

Donald Tavalin et ux Jo Ann Tavalin

TO

Ted H. Richardson et ux Miriam Richardson

C 59793

IDENTIF. REFERENCE

JUN 20 3 24 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Please Return by mail to:
Ted H. Richardson
613 Harris Dr.
Nashville Tenn
37209

JUN 20 74	CONV	24,400.00			
JUN 20 74	S'TAX		A*	63.44	
JUN 20 74	PR'FEE		A*	.50	
JUN 20 74	W'DEED		A*	4.00	* 67.94