WARRANTY DEED

BOOK 4842 PAGE 401

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Buford and Jerry Bellar	The Lomas & Nettleton Company	Map 147-8
(NAME)	(NAME)	
277 Bell Rd.	P. O. Box 964	#74
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Virginia Beach, Virginia 23451	5D-4996
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to The Lomas & Nettleton Company and secured by a Deed of Trust of record in Book 4037, page 904, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

EARL RICHARDS and wife, RITA WILSON RICHARDS

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES BUFORD and JERRY BELLAR

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Cathey Heights, Section One, as of record in Book 2854, page 45, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Wales Court, common corner of Lots No. 9 and 10; thence with the line between said two lots, northwesterly 341.30 feet to a point; thence easterly 195.64 feet to a point; thence southeasterly 125.26 feet to a point; thence 189.33 feet southerly to a point in the northerly margin of Wales Court; thence westerly with the margin of said Court, 40.14 feet to the point of beginning.

Being the same property conveyed to Earl Richards and wife, Rita Wilson Richards by deed from Larry L. Westbrook and wife, of record in Book 4587, page 848, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of August, 19 74

Notary Public

My commission expires 4/27/77

(Affix Seal)

This is improved X / unimproved property, known as 4801 Wales Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James Buford and Jerry Bellar

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1974 taxes

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Buford and Jerry Bellar

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 7th *day of* August, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Earl Richards

Rita Wilson Richards

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. RIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Earl Richards and wife, Rita Wilson Richards

the within named 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 7th day of August, 19 74

Gail Pigg Notary Public

Commission expires 4/27/77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

AUG-9 74	CONV	26,000.00			
AUG-9 74	S'TAX		A*	67.60	
AUG-9 74	PR'FEE		A*	.50	
AUG-9 74	W'DEED		A*	4.00	* 72.10

WARRANTY DEED

FROM
Earl Richards et ux

TO
James Buford & Jerry Bellar

C 6 6 7 1 4

IDENTIF. REFERENCE

AUG 9 3 35 PM '74

FELIX Z. MILLER, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg