FORM NO. WD-1

BOOK 4910 PAGE 694

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Josephine M. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 1975.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5-24-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

from information furnished by the parties.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Nye Duncan (NAME)	The Lomas & Nettleton Company (NAME)	24W 07365
3014 Hedrick Street (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 104 11
Nashville, TN. 37203 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 239

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, MICHAEL A. RICHARDSON and wife, PATRICIA T. RICHARDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD NYE DUNCAN

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. 87 on the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, the plan of which is of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 60 feet on the north side of Essex Avenue, and extends back northerly between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Michael A. Richardson and wife, Patricia T. Richardson by deed from Leslie S. Edmondson and wife, Patricia Edmondson of record in Book 4610, page 449, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to United Mortgagee Servicing Corp. of record in Book 4285, page 102, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved (X) unimproved ( ) property, known as 2606 Essex Place, 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 2nd day of May, 1975

Michael A. Richardson
Michael A. Richardson

Patricia T. Richardson
Patricia T. Richardson

BOOK 4910 PAGE 695

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Richardson and wife, Patricia T. Richardson

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 2nd day of May 19 75.

Commission expires 5-1-76

John W. Adams
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

JOHN W. ADAMS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM MICHAEL A. RICHARDSON ET UX

TO RONALD NYE DUNCAN

C 97396

IDENTIF. REFERENCE

MAY 7 4 15 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY-7		CONV	27,000.00		
MAY-7		S'TAX		A*	70.2
MAY-7		PR'FEE		A*	.50
MAY-7	75	W'DEED		A*	4.00 * 74.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKES & DAVIS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201