THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4946 PAGE 417

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
136-7-77	HENRY A. McGUFFEY, JR., ET UX	Fidelity Federal Savings & Loan 401 Union Street, Nashville TN
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
2D 55254	116 Del Crest Drive	41844-9
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in the further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated August 11, 1971, in the original principal sum of $34,100.00, payable to Fidelity Federal Savings & Loan Association, payable in accordance with the terms and conditions specified therein, and being secured by a deed of trust executed by Bill F. Richardson and wife, Ruth Ann Richardson to Vaden Lackey, Jr., Trustee, of record in Book 4528, page 165, said Register's Office, we,

BILL RICHARDSON AND WIFE, RUTH ANN RICHARDSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HENRY A. McGUFFEY, JR., AND WIFE, BETTIE R. McGUFFEY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Priest Lake Park Subdivision, as of record in Book 4460, page 5, Register's Office for said County, to which plan reference is here made for a description.

Being the same property conveyed to Bill F. Richardson and wife, Ruth Ann Richardson, by deed from Philhall Corporation, a Tennessee corporation, of record in Book 4528, page 163, Register's Office for said County, the said Bill F. Richardson and Bill Richardson, being one and the same person.

This coveyance is made subject to restrictions of record in Book 4482, page 615, said Register's Office.

Bill Richardson is one and the same person as Bill F. Richardson.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as hereinabove stated and for 1975 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of August, 19 75

BILL RICHARDSON

RUTH ANN RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bill Richardson and wife, Ruth Ann 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, the 23rd day of August, 19 75.

My commission expires: 4/23/78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 19 75

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

D 13375

IDENTIF. REFERENCE

AUG 29 10 46 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

BILL RICHARDSON & WIFE,

TO

RUTH ANN RICHARDSON

HENRY A. McGUFFEY, JR. & WIFE,
BETTIE R. McGUFFEY

Please return to:

ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Nat'l Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared 8829 CONV 45,300.00 and _____, with whom I am personally acquainted, and who upon oath acknowledged 8829 STAX A* 117.78 _____ to be the _____ and 8829 RECFEE A* .50 _____, respectively, of 8829 WHEED A* 4.00 * 122.28 _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

_____
Notary Public