THIS INSTRUMENT PREPARED BY
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLD'
NASHVILLE, TENNESSEE 37219

BOOK 4949 PAGE 795

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. Samuel R. Riches (NAME) | Same (NAME) | Map 165 |
| Rt. 2 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | P/O Par 49 |
| Antioch, Tennessee 37013 (CITY) (P. O ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

mail

*FOR AND IN CONSIDERATION of the sum of* ----------$10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Samuel R. Riches and wife, Gloria Dean Riches, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, W. E. Sanders and wife, Nola Sanders

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

Samuel R. Riches and wife, Gloria Dean Riches,

their *(successors), heirs and assigns,*

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

A tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee, more fully described as follows:

Beginning at a point 210 feet from the center line of Maxwell Lane, said point being the northwesterly corner of a tract of land conveyed to the grantees herein by deed from W. E. Sanders and wife, Nola Sanders, of record in Book 1942, page 401, of the Register's Office for said county, and continuing from said northwesterly corner North 3 degrees 30' East 105 feet to a point; thence South 86 degrees 30' east parallel with the rear East-West line of the above mentioned tract 211 feet to a point; thence South 3 degrees 30' West 315 feet to the center of said Maxwell Lane; thence with same South 86 degrees 30' west 1 foot to the southeast corner of the aforementioned tract conveyed to grantees herein from W. E. Sanders and wife, Nola Sanders; thence North 3 degrees 30' East 210 feet to the northeast corner of the aforementioned tract; thence north 86 degrees 30' west 210 feet to the beginning point of containing .5 acres more or less.

Being part of the property conveyed to W. E. Sanders and wife, Nola Sanders, by deed from H. Z. Woodall, of record in Book 1115, page 498, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $500.00

Subscribed and sworn to before me, this the 7th day of April 1969

Affiant

My commission expires: (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (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*

Samuel R. Riches and wife, Gloria Dean Riches

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.*

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

Samuel R. Riches and wife, Gloria Dean Riches, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S. *this* 7th *day of* April, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W E Sanders
W. E. Sanders

Nola Sanders
Nola Sanders

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..... Beverly Womble ..... a Notary Public in and for said County and State, ..... W. E. Sanders and wife, Nola Sanders .....

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 ..... this ..... 7th ..... day of ..... April ..... 19 69 ..... Tennessee.

Commission expires 8-9-72 ..... Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, .....

County aforesaid, personally appeared ....., a Notary Public of the State and 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.....

Commission expires ..... Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 1975.

Deputy Register

| | | | | | |
|---|---|---|---|---|---|
| SEP 10 75 | CONV | * 500.00 | | | |
| SEP 10 75 | S'TAX | | A* | 1.30 | |
| SEP 10 75 | PR'FEE | | A* | .50 | |
| SEP 10 75 | W'DEED | | A* | 4.00 | * 5.80 |

**WARRANTY DEED**

FROM
W. E. Sanders and Nola Sanders

TO
Samuel R. Ricles and
Gloria Jean Ricles

D I 5 0 3 5

IDENTIF. REFERENCE

SEP 10 2 20 PM '75

FELIX J. MORTON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE