This instrument was prepared by James A. Tipps and, Attorney-at-Law,
320 Gallatin Rd. Madison, Tenn

WARRANTY DEED

BOOK 4954 PAGE 839

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leroy Richards (NAME)	Leroy Richards (NAME)	11D-42441
154 Oak Park Dr. (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Map 42-1
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel 39

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,*
cash in hand paid by the Grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Robert F. Copeland, Jr., and wife, Mary Ann Copeland, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Leroy Richards and wife, Helen D. Ford Richards, herein called the Grantees, their ~~heirs~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Ozark Hills, as of record in Book 3700, page 20, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Nesbitt Court, common corners of Lots Nos. 56 and 57; thence leaving said margin with the line between said two lots, eastwardly 104.0 feet to a monument, a common corner of Lots Nos.55, 56 and 57; thence with the line between said Lots Nos. 55 and 57 southeastwardly 208.8 feet to a point, common corner of Lots Nos. 54 and 55 in the line of Lot No. 57; thence with the line between Lots Nos. 54 and 57 southeastwardly 102.0 feet to a point; thence north 86° 44' 00" west 176.0 feet to a point, common corner of Lots Nos. 57 and 58; thence with the line between said two lots northwestwardly 226.0 feet to a point in the southerly margin of said Nesbitt Court; thence curving to the left with said margin, northeastwardly 61.5 feet to the point of beginning.

Being the same property conveyed to Robert F. Copeland, Jr., and wife, Mary Ann Copeland, by deed from James W. Blair and wife, Betty E. Blair, of record in Book 4687, page 784, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 3920, page 37; setbacks, easements and other limitations as shown on plan of record in Book 3700, page 20, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $95.00

Subscribed and sworn to before me, this the 26th day of September 1975

Affiant

My commission expires: (Affix Seal)

Notary Public

Dep. Register

This is { unimproved (X) / improved ( ) } property, known as Nesbitt Court (House Number) (Street) Nashville, Tennessee 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 Grantees, their ~~heirs~~ 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 as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~heirs~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 25 day of September, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert F. Copeland, Jr. (Robert F. Copeland, Jr.)

Mary Ann Copeland (Mary Ann Copeland)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert F. Copeland, Jr., and wife, Mary Ann Copeland

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 25 *day of* September, *19* 75

Commission expires 8-8-77 *Notary Public*

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*.....

Commission expires ..... *Notary Public*

SEP 26 75	CONV	*9,500.00			
SEP 26 75	S'TAX		A*	24.70	
SEP 26 75	PR'FEE		A*	.50	
SEP 26 75	W'DEED		A*	4.00	* 29.20

WARRANTY DEED

FROM Robert F. Copeland, Jr., et ux

TO Leroy Richards, et ux

D 17275

IDENTIF. REFERENCE

SEP 26 9 31 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS