FORM NO. WD-1

BOOK 4974 PAGE 697

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Don Richeson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 1975.

Peter Weiss
Notary Public

MY COMMISSION EXPIRES 7/20/76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Richeson (NAME)	Same Donald L. Richeson (NAME)	MAP 71-11
313 Gatewood Ave. (STREET ADDRESS OR ROUTE NUMBER)	315 Pullen Ave (STREET ADDRESS)	PAR 191
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville Tenn. 37207 (CITY) (STATE) (ZIP)	

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, DOUGLAS L. WENDT

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD L. RICHESON, an unmarried person

HEREINAFTER CALLED THE GRANTEE 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 the westerly 1/2 of Lot 40 and the easterly 1/2 of Lot 51 on the plan of Trinity Heights, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

SAID parts of lots adjoin and front together 100 feet on the northerly side of Gatewood Avenue and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Douglas L. Wendt by Deed from U. & I. Land, Inc., of record in Book 4899, page 224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

The said Maribeth Wendt wife, of the above named Douglas L. Wendt joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 313 Gatewood Avenue (House Number) (Street) Nashville, Tennessee (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 my hand this 25th day of November, 1975

DOUGLAS L. WENDT

Maribeth Wendt

BOOK 4974 PAGE 698

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas L. Wendt

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25 day of November 19 75

Commission expires July 20, 1976

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
DOUGLAS L. WENDT

TO
DONALD L. RICHESON

Mail To:
Don Richeson
315 Pullen Ave.
Nashville, Tenn. 37207

D 26045

IDENTIF. REFERENCE

Nov 26 2 34 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV 26 75	CONV	12,500.00		
NOV 26 75	S'TAX		B* 32.50	
NOV 26 75	PR'FEE		B* .50	
NOV 26 75	W'DEED		B* 4.00	* 37.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.