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WARRANTY DEED

This instrument was prepared by Earl Thompsen, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucy Jenkins	Same	60A-33455
(NAME:)	(NAME:)	
154 Oak Park Drive		60-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		103 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)---------- *DOLLARS*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

DEC 18 75 CONV 43,000.00
DEC 18 75 S'TAX B* 111.80
DEC 18 75 PR'FEE B* .50
DEC 18 75 W'DEED B* 8.00 * 120.30

LeRoy Richards and wife, Helen D. Richards

have bargained and sold, and by these presents do transfer and convey unto the said Lucy Jenkins, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Oak Park Drive at the common front corners of Lots Nos. 86 and 87; thence with the line between said lots southwestwardly 145.19 feet to a concrete monument at the common rear lot corners of Lots Nos. 85, 86 and 87; thence with the line between Lots Nos. 85 and 86 northwestwardly 155.32 feet to a poing in the southeasterly margin of Larkspur Drive; thence with said margin of said Drive, northeastwardly 109.22 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southeastwardly 39.51 feet to a concrete monument in the southwesterly margin of Oak Park Drive; thence with said margin of said Drive southeastwardly 100 feet to the point of the beginning.

Being the same property conveyed to LeRoy Richards and wife, Helen D. Richards, by deed from Oak Park Developers, Inc., of record in Book 3921, page 832, Register's Office for said County.

This conveyance is made subject to the following:

Easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee.

Restrictive covenants as shown by Notes on plan of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, as follows: "1. No portion of any residence that is used as living

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 1975

Notary Public

My commission expires: NOTARY PUBLIC - 75AT LARGE

(Affix Seal)

quarters shall be constructed on any lot having its finished floor elevation less than three feet above the elevation shown on such lot. And no garage or basement, when not used as living quarters, or any such residence shall be constructed of any lot having its finished floor elevation less than one half of one foot above the elevation shown on such lot and provided further than such garage or basement shall not be used or converted into living quarters without first having its finished floor elevation three feet above the elevation shown on such lot.
2. Elevations indicated on Lots 9 thru 26 are specifically referenced to the center of said lots.
3. Anticipated high water elevation based on drainage study by Dr. A. D. Ray for Murphy Engineering Co. May 1963."

Restrictive covenants contained in an instrument of record in Book 3821, page 343, as amended in Book 3865, page 403, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lucy Jenkins, her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Lucy Jenkins ..... *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.*

And we, LeRoy Richards and wife, Helen D. Richards ..... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lucy Jenkins ..... her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* December, *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.*

LeRoy Richards

Helen D. Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hazel M. Montgomery, *a Notary Public in and for said County and State, the within named* LeRoy Richards and wife, Helen D. Richards

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* 17th *day of* December, *19* 75.

Hazel M. Montgomery *Notary Public.*

Commission Expires 6-19-77.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor ....., *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* ..... *day of* ....., *19* .....

....., *Notary Public.*

Commission Expires .....

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* .....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

LeROY RICHARDS, ET UX

TO

LUCY JENKINS

D2 8 8 0 9

TO THE REFERENCE

Dec 18 10 31 AM '75

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

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