INSTRUMENT PREPARED BY:

BOOK 4993 PAGE 328

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
49-138-6	Mr/Mrs. Carroll M. Richardson	Mortgage Associates 1835 Savoy Dr. Atlanta, Ga
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-19270	Buena Vista Pike	PROPERTY IS [XX] 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; we,

A. S. MERRITT, JR. AND WIFE, DOROTHOLA MERRITT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARROLL M. RICHARDSON AND WIFE, RUTH ANN RICHARDSON,

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 the 14th, formerly 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Buena Vista Pike, 446.1 feet more or less south of the center line of a concrete box bridge crossing Whites Creek; thence leaving said Pike easterly 410 feet to the centerline of White's Creed; thence with the approximate centerline of said Creek, southerly 101.1 feet to a point; thence westerly 395 feet to a point in the centerline of Buena Vista Pike; thence with the centerline of the same, northlery 100 feet to the point of beginning.

Being the same property conveyed to A. S. Merritt, Jr. and wife, Dorothola Merritt by deed from William True and wife, Alice D. True, of record in Book 3891, page 121, Register's Office for said County.

This conveyance is made subject to setback lines, easement for the flow of Whites Creek, and restrictions of record, if any.

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 for 1976 taxes which have been prorated and assumed by the Grantees herein.

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 29th day of January, 1976.

A. S. Merritt, Jr.
A. S. MERRITT, JR.

Dorothola Merritt
DOROTHOLA MERRITT

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 A. S. Merritt, Jr. and wife, Dorothola Merritt, 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 29th day of January, 19 76.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 76

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

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

D 34412

IDENTIF. REFERENCE

FEB 2 10 00 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File Box #12

WARRANTY DEED

FROM

A. S. MERRITT, JR. & WIFE,

DOROTHOLA MERRITT

TO

CARROLL M. RICHARDSON & WIFE,

RUTH ANN RICHARDSON

ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, FEB-2° CONV 35,000.00, a Notary Public in and for the State and County aforesaid, personally appeared FEB-2° S'TAX and $ 91.00, with whom I am personally acquainted FEB-2° RECPT FEE and who upon oath acknowledged $ .50 to be the _____ and FEB-2° W'DEED, respectively, of $ 4.00 * 95.50, 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