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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

X Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF January 19 76.

Alan L. Saturn
Notary Public

MY COMMISSION EXPIRES: 10/28/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES H. RICHARDSON, et ux (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	Map 161-2
5022 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E., #300 (STREET ADDRESS)	Par. 86
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	CLO

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, WE, ROBERT D. FULTON and wife, JANET H. FULTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES H. RICHARDSON and wife, MARY K. RICHARDSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 36 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County, and reserved Parcel "L" of the Plan of McMurray Hills Resubdivision of reserved Parcel "A", as of record in Book 4470, page 121, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert D. Fulton and wife, Janet H. Fulton by deed from William Larry Gentry and wife, Linda W. Gentry of record in Book 4404, page 373, as to Lot 36, and by deed from Charles Richard Bobo, Jr., and wife, Darla Jean Bobo of record in Book 4573, page 643, as to reserved Parcel "L", all of the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5022 Ashley Drive, Nashville, Tennessee 37211
(House Number) (Street) (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 our hand s this 27th day of January, 19 76

Robert D. Fulton
ROBERT D. FULTON

Janet H. Fulton
JANET H. FULTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Fulton and wife, Janet H. Fulton

the bargainors, 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 27th day of Jan. 1976

Commission expires 10/28/78

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

TO

D 34467

IDENTIFICATION REFERENCE

FEB 2 1 29 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-2[illegible]	CONV	27,500.00			
FEB-2[illegible]	S'TAX		B*	71.50	
FEB-2[illegible]	PR'FEE		B*	.50	
FEB-2[illegible]	W'DEED		B*	4.00	* 76.00