BOOK 4994 PAGE 751

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,759.31

Larry M Hern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 19 76

Notary Public

MY COMMISSION EXPIRES: 2-15-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTYS. 11th Floor, Fidelity Federal Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Hern	Home Federal Savings & Loan Assn. (NAME)	3D 768 00
Route 1, Box 206 Couchville Pike (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Map. 121-0
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Par. 71

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, ROY M. RICHARDSON and wife, PATSY JEAN RICHARDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY M. HERN, unmarried

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:

LAND in the Third (formerly 2nd) Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of Couchville Pike at the southwest corner of the property conveyed to B. P. Woodroff, Sr., and wife, by deed from Fred S. Gentry and wife, as of record in Book 3159, page 607, said Register's Office; thence with said Woodroof's western boundary line northerly 475 feet to said Woodroof's northwest corner; thence North 72° W 207 feet; thence S 7° W 486 feet to the center of Couchville Pike; thence with the center of the same S 71° E 115 feet to the beginning.

BEING the same property conveyed to Roy M. Richardson and wife, Patsy Jean Richardson by deed from The Williamsburg Corporation of record in Book 4881, page 466, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a Deed of Trust to Home Federal Savings & Loan Association of record in Book 4881, Page 468, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

unimproved ( )
This is improved (X) property, known as Couchville Pike, Nashville, Tennessee, 37214
(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 5th day of February, 19 76

Roy M Richardson
Roy M. Richardson

Patsy Jean Richardson
Patsy Jean Richardson

STATE OF TENNESSEE
Davidson County

BOOK 4994 PAGE 752

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy M. Richardson and wife, Patsy Jean Richardson

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 5th day of February 1976.

Commission expires 2-5-77

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

ROY M. RICHARDSON, et ux

TO

LARRY M. HERN, unmarried

D 35034

IDENTIF. REFERENCE

FEB 6 10 21 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Roy 1 Book 99

FEB-6[illegible] CONV 42,759.31
FEB-6[illegible] S'TAX B* 111.28
FEB-6[illegible] PR'FEE B* .50
FEB-6[illegible] W'DEED B* 4.00 * 115.28