This instrument prepared by:
R. H. Darrow, Attorney at Law
501 Union Street
Nashville, Tennessee 37219

BOOK 5019 PAGE 940

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry G. Richardson et ux		
2704 Mossdale (NAME)	Same (NAME)	136-B
Nash Tenn (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	77 Pal
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

Cash in hand paid by Larry G. Richardson and wife Betty A. Richardson, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James A. King and wife Betty L. King

have this day bargained and sold, and do hereby transfer and convey unto the said Larry G. Richardson and wife Betty A. Richardson, their

~~XXXXX~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 540 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, page 33, Register's Office for said County.

Said Lot fronts 83.67 feet on the northerly side of Mossdale Drive and extends back 103.25 feet on the easterly line and 116.65 feet on on the westerly line to a dead line, which is a broken line and measures 163.96 feet thereon.

Being the same property conveyed to James A. King and wife Betty L. King by deed from Missouri Improvement Company of record in book 4944, page 454 R. O. D. C. Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39552.50

Subscribed and sworn to before me, this the 26th day of April 1976

Affiant Mary Easley Agent

My commission expires: 2/8/78 (Affix Seal)

Notary Public Mary W. A. Holcomb

This is { } unimproved { } improved property, known as 2704 Moss Dale Drive (House Number) (Street) Nashville (City or Town) P. O. Address: Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Larry G. Richardson and wife Betty A. Richardson, ~~XXXXXX~~ their ~~XXXXXX~~ *heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for deed of Trust of record in book 4944, page 456, R. O. D. C. Tenn.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Larry G. Richardson and wife Betty A. Richardson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 26th *day of* April 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. King
Betty L. King

Larry G. Richardson
Betty A. Richardson

BOOK 5013 PAGE 941

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, James A. King and wife Betty L. King and Larry G. Richardson and wife Betty A. Richardson

the within named 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 16th day of April, 1976.

Raymond H Darrow
Notary Public

My Commission Expires Feb. 19, 1979
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 .....

APR 28 76	CONV	33,852.50			
APR 28 76	S'TAX		B*	38.14	
APR 28 76	PR'FEE		B*	.50	
APR 28 76	W'DEED		B*	4.00	* 92.64

WARRANTY DEED

FROM
James A. King et ux

TO
Larry G. Richardson et ux

D 46785

IDENTIF. REFERENCE

APR 28 2 39 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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