BOOK 5025 PAGE 264

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Return to:
THIRD NATIONAL BANK
Mortgage Loan Department

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Jan P. Richey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-2-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Geo. H. Cate, Atty., 510 Stahlman Bldg., Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jan P. & Rebecca J. Richey (NAME)	Third National Bank in Nashville (NAME)	Map 132-5
4513 General Bates Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	Par. 22
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37244 (CITY) (STATE) (ZIP)	16DA 17226

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~~ I, Nancy Warden Edwards, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jan P. Richey and wife, Rebecca J. Richey

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 Davidson County, Tennessee, being Lot No. 85 on the Map of 2nd Addition to Brookhaven Estates, as of record in Book 2133, Page 49, Register's Office for said County.

Said Lot No. 85 fronts 132.9 feet on the west side of Bates Drive and runs back between lines 428.5 feet on the north line and 400 feet on the south line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Nancy Warden Edwards, by deed from J. Howard McLean and wife, Frances Hammond McLean, of record in Book 3705, Page 111, Register's Office for Davidson County, Tennessee.

Metro taxes for 1976 have been pro-rated and are assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 4315 General Bates Drive (House Number) (Street) Nashville, TN. 37204 (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 my hand this 13th day of May, 19 76

Nancy Warden Edwards

Nancy Warden Edwards

PROOF OF SIGN

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 Nancy Warden Edwards, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May 1976

Commission expires 4-24-79

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
Nancy Warden Edwards, widow

TO
Jar. P. Richey and wife,
Rebecca J. Richey

D 49185

INDEXING REFERENCE

MAY 14 10 03 AM '76

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 14 76	CONV	45,000.00		
MAY 14 76	S'TAX		B* 117.00	
MAY 14 76	PR'FEE		B* .50	
MAY 14 76	W'DEED		B* 4.00	* 121.50