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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 $ 10500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES:

(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
WILLIE LAWRENCE RICHARDSON (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	
923 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. #300 (STREET ADDRESS)	83-1
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	130

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, MARSHALL A. RUSSELL and wife, GEORGIA RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIE LAWRENCE RICHARDSON and wife, ROSA LEE 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 the westerly 50 feet of Lot No. 34 on the Map of Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 34 fronts 50 feet on the northerly side of Grand Avenue or Bailey Street and runs back between parallel lines 168 feet to an alley.

BEING the same property conveyed to Marshall A. Russell and wife, Georgia Russell by deed from Paul B. Goodman and wife, Ruth F. Goodman of record in Book 4905, page 26, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 923 Granada Avenue, Nashville, Tennessee 37206
(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 4th day of June, 19 76

Marshall A Russell
MARSHALL A. RUSSELL

Georgia Russell
GEORGIA RUSSELL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARSHALL A. RUSSELL and wife, GEORGIA RUSSELL

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 4th day of June 19 76

Commission expires 10/28/76

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
MARSHALL A. RUSSELL, et ux

GEORGIA RUSSELL

TO
WILLIE LAWRENCE RICHARDSON, et ux

ROSA LEE RICHARDSON

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 52550

IDENTIF. REFERENCE

JUN 8 9 57 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-8'76	CONV	20,500.00			
JUN-8'76 S'TAX			B*	53.30	
JUN-8'76 PR'FEE			B*	.50	
JUN-8'76	W'DEED		B*	4.00	* 57.80