THIS INSTRUMENT WAS PREPARED BY M. NORRIS JENKINS, ATTORNEY
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

mail

BOOK 5046 PAGE 494

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald L. Richeson (NAME)	Same (NAME)	MAP 71-16
104 Gordon Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 46
Nashville, TN 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.P

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and ~~xxxx~~ valuable considerations,

We, Clive Anderson, Jr. and wife, Mary J. Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said Donald L. Richeson

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County,Tennessee, being the northerly 70 feet of the southerly 85 feet of the westerly 150 feet of Lot No. 2 on the Plan of A.B. Spain's Subdivision of the Lischey Garden as of record in Book 161, page 116, Register's Office for Davidson County,Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Jones Avenue said point being 15 feet north of the southwest corner of Lot No. 2 of said Plan; thence northerly and with the easterly margin of Jones Avenue 70 feet, thence easterly and parallel with the line between Lots Nos. 1 and 2, 150 feet to a point; thence southerly and parallel with the easterly margin of Jones Avenue, 70 feet to a point; thence westerly and parallel with the line between Lots Nos. 1 and 2, 150 feet to the point of beginning.

Being the same property conveyed to Clive Anderson, Jr. and Mary J. Anderson by deed from William C. Gifford and Sue D. Gifford of record in Book 4991, page 123, Register's Office for Davidson County,Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,050.00

Subscribed and sworn to before me, this the 15th day of July 19 76

Affiant

My commission expires

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1305 JONES AVE NASHVILLE
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Donald L. Richeson

his *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald L. Richeson

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* July, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clive Anderson, Jr.

Mary J. Anderson

[redacted]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for said County and State, Clive Anderson, Jr. and Mary J. Anderson

the within named 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 16th day of July, 1976

Betty Faye Hunt Notary Public

Commission expires 5/8/78

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 _____.

JUL 16 76 CONV 14,050.00
JUL 16 76 S'TAX B* 36.40
JUL 16 76 PR'FEE B* .50
JUL 16 76 W'DEED B* 4.00 * 40.90

WARRANTY DEED

FROM
Clive Anderson, Jr., et ux
TO
Donald L. Richeson

D 58692

IDENTIF. REFERENCE

JUL 16 9 21 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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