PREPARED BY: File
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

BOOK 5069 PAGE

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF Sept., 1976.

Notary Public

MY COMMISSION EXPIRES: 5/23/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
V. L. Richards (NAME)	Same (NAME)	91-6
2511 12th Ave., So. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	168
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	12 W 7528

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, Charles D. Bryan and wife, Elsie Bryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO V. J. Richards

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 Lot No. 13, on the Map of West Park Addition No. 2, of record in Book 2330, page 63, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 57th Avenue North at the common corner of lots 12 and 13; thence with the line between said lots, 176.2 feet to a point; thence North 57 Deg. 07' west 33 feet to a monument; thence along the rear line of lot No.13 in a northeasterly direction 140 feet to a corner of lots Nos 13 and 14; thence easterly with the line between said lots 139.1 feet to the west margin of 57th Avenue North; thence southerly with said Avenue 34.76 feet to the beginning.

Being the same property conveyed to Charles D. Bryan and wife, Elsie Bryan by deed from Jerry Neil Bryan and wife, Patsy Bryan, of record in Book , page , Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1116 57th Avenue North, Nashbille, Tennessee 37209
(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 7th day of Sept., 1976

Charles D. Bryan

Elsie Bryan

RECORDED

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Bryan and wife, Elsie Bryan

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 7th day of Sept. 1976

Commission expires 5-23-79

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 CHARLES D. BRYAN AND WIFE, ELSIE L. BRYAN

TO V. J. RICHARDS

D68252

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IDENTIF. REFERENCE

SEP 16 1 27 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 16 76	CONV	18,500.00			
SEP 16 76	S'TAX		B*	48.10	
SEP 16 76	PR'FEE		B*	.50	
SEP 16 76	W'DEED		B*	4.00	* 52.60