This instrument prepared by:
Pat Nichol, Attorney
941 Richards Road
Antioch, Tennessee 37013

BOOK 5070 PAGE 827

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carneal Walden, et ux	same	
NAME: RICE Road	(NAME)	MAP 121
(STREET ADDRESS OR ROUTE NUMBER) Antioch Tenn 37013	(STREET ADDRESS)	40
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and 00/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, to-wit:
Grantors and Grantees also hereby agree that the present tenants, Thurman Richardson, Pearl Richardson shall continue to live in a tenant house on the property herein conveyed until the death of Thurman Richardson and Pearl Richardson.

We, Lonnie Richardson et ux, Eula Richardson

have this day bargained and sold, and do hereby transfer and convey unto the said Carneal Walden, et ux
Janice Walden
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, bounded on the north by the lands of Hester, formerly Chamerlin, on the east by William T. Goodwin heirs, on the south by the lands of B. F. Pulley, and on the west by the lands of B. F. Pulley, and described as follows:
BEGINNING at a walnut stump with a sprout, Hester's southwest corner thence south 30 3/5 poles to a stone; thence east 64 1/4 poles to a stone; thence north 30 3/5 poles to a stone; thence west 64 1/4 poles to the beginning; containing 12 acres and 44 poles, more or less, together with a right of way from the land hereinafter described across the land of Alvin Goodwin and wife, Meadie Goodwin, their successors, heirs and assigns, being 12 foot in width extending from the property in question across the property of said Goodwin and wife, to a county road, known as Pulley Road, which right of way was decreed for the use and benefit of this property, by decree of the Chancery Court, of record in Minute Book 144, page 428, of said Court entered May 12, 1939, in the style of Williams vs. Goodwin, Rule No. 51723 and which right of way is specifically herein included.
Being the same property conveyed to Lonnie Richardson and wife, Eula Richardson, by deed from George T. Burnett and wife, and recorded in Book 2300, page 419, Register's Office, Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 21 day of September 19 76

Affiant

My commission expires: 6-25-79 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved (X) improved ( ) property, known as ..... (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
Carneal Walden and wife, Janice Walden
their *(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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Carneal Walden and wife, Janice Walden
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 21st *day of* September, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lonnie Richardson
Eula Richardson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Viola Sanders, a Notary Public in and for said County and State, Lonnie Richardson and wife, Eula 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 21 day of September, 19 76

Viola Sanders
Notary Public

Commission expires 6/25/79

NOTARY PUBLIC DAVIDSON COUNTY

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.....

SEP 22 76	CONV	20,000.00			
SEP 22 76 S'TAX			B*	52.00	
SEP 22 76 PR'FEE			B*	.50	
SEP 22 76	W'DEED		B*	4.00	* 56.50

WARRANTY DEED

FROM

LONNIE RICHARDSON ET UX

TO

CARNEAL WALDEN ET UX

D 6 9 1 0 1

IDENTIFICATION REFERENCE

SEP 22 8 39 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238