THIS INSTRUMENT PREPARED BY:

David B. Herbert
DAVID B. HERBERT
ATTORNEY AT LAW
NASHVILLE, TENN.

BOOK 5078 PAGE 682

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
21-179	Mr/Mrs Carroll M.Richardson	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S) 13D-2640	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6102 Clarksville Highway	LOAN OR ACCOUNT NO. 86832 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

OCT 15 76 CONV 34,700.00
OCT 15 76 S TAX B* 90.22
OCT 15 76 PR FEE B* .50
OCT 15 76 W DEED B* 4.00 * 94.72

ROY L. FITTS and wife, ALICE FAYE FITTS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARROLL M. RICHARDSON AND WIFE, RUTH A. RICHARDSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 14th Civil District of said County, which fronts 120 feet on the easterly side of the Clarksville Highway and is more fully described as follows:

BEGINNING at a point in the easterly right of way line of the Clarksville Highway 425 feet southerly from the intersection of said right of way line with the boundary line between the lands of Johns and the lands of Mrs. Elsie Felts Binkley, et al; thence south 84 degrees 38 minutes east 375 feet to a stake; thence south 5 degrees 50 minutes west 134 feet to a stake; thence north 82 degrees 32 minutes 30 seconds west 378 feet to a point in the easterly right of way line of said Clarksville Highway; thence northerly with said right of way line, 120 feet more or less to the point of beginning, containing 1.09 acres, more or less.

Being the same property conveyed to Roy L. Fitts and wife, Alice Faye Fitts, by deed from Harry Benson Word, Jr., as of record in Book 4894, page 723.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of October, 19 76

Roy L. Fitts

Alice Faye Fitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5078 PAGE 683

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy L. Fitts and wife, Alice Faye Fitts 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, the 12th day of October, 1976.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 34,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 19 76

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED
DEH:mas

FROM
ROY L. FITTS AND WIFE

TO
CARROLL M. RICHARDSON AND WIFE

D 72682

IDENTIF. REFERENCE

OCT 15 3 11 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Fl. L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public