This instrument was prepared by [illegible] Attorney At Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

WARRANTY DEED

BOOK 5079 PAGE 727

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl Richards etux	Lamas & Nettletom Company	Map 128-14
(NAME)	(NAME)	
8017 Arbor Drive		Parcel 139
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(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 by the Grantees, hereinafter named, and other good and valuable consideration, including the assumption by the said Grantees of the unpaid balance of an indebtedness in the original amount of $22,100.00, payable to United Mortgage Servicing Corporation; and secured by a deed of trust executed by James S. Goodman III, and wife, June Goodman, of record in Book 4345, page 264, Register's Office for Davidson County, Tennessee, which said unpaid balance the said Grantees hereby agree to assume and promise to pay,

We, Stacey O. Hughes and wife, Betty J. Hughes, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Earl Richards and wife, Rita Richards, hereinafter called Grantees, their

XXXXX), *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Harpeth Park, Section III, of record in Book 4175, page 14, said Register's Office.
Said Lot No. 129 fronts 81 feet on the northerly side of Arbor Drive and extends back 200 feet on the westerly line and 187.18 feet on the easterly line, to a line in the rear which measures 122.22 feet thereon.
Being the same property conveyed to Grantors by deed from June Goodman, a single woman, of record in Book 4571, page 412, said Register's Office.

This conveyance is subject to the restrictive covenants of record in Book 4232, page 417, said Register's Office; and to the setback lines, easements and other limitations as shown on the Plan of record in Book 4175, page 14, said Register's Office.

The Grantors escrow account is to be transferred to the Grantees, including the existing hazard insurance therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,500.00

Subscribed and sworn to before me, this the 18th day of October, 1976

Affiant

My commission expires: Nov 26, 1979
(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 8017 Arbor Drive, Nashville, Tennessee
(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 Grantees, their

XXXXX,

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.* except as stated above, and 1976 taxes which have been prorated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

XXXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* October, 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.*

Stacey O. Hughes

Betty J. Hughes

Stacey O. Hughes

Betty J. Hughes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Stacey O. Hughes and wife, Betty J. Hughes

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* 18th *day of* October, *19* 76.

Notary Public

Commission expires Nov 26, 1979

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 .....

OCT 20 76	CONV	42,500.00			
OCT 20 76	S'TAX		B*	110.50	
OCT 20 76	PR'FEE		B*	.50	
OCT 20 76	W'DEED		B*	4.00	* 115.00

WARRANTY DEED

FROM
Stacey O. Hughes, etux

TO
Earl Richards, etux

D 7 3 1 6 5

IDENTIF. REFERENCE

OCT 20 9 02 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS