FORM NO. WD-1

BOOK 5080 PAGE 116

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

Warren Ashley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 1976.

Tom H Williams Jr
Notary Public

MY COMMISSION EXPIRES: Nov 6 1979

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Tom H. Williams, Jr., 18th Floor, L & C Tower, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Richardson (NAME)	Same (NAME)	2W23140
1516 14th Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-16-25
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, The Magnolia Company, a partnership, consisting of Carter G. Baker and Warren Ashley, partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Richardson, and wife, Ann M. Richardson

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. 219 in McGavock's Plan of Lots in North Nashville, said plan is registered in Book No. 21, page 41, Register's Office for Davidson County, Tennessee.
Said Lot fronts 50 feet on Alberta Avenue, now 14th Avenue, and runs back 150 feet, more or less, between parallel lines to an alley.
Being the same property conveyed to the undersigned Grantors by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert of record in Book 5029, page 527, R. O. D. C., Tennessee, to which reference is here made.

OCT 20 76	CONV	14,500.00			
OCT 20 76	S'TAX		B*	37.70	
OCT 20 76	PR'FEE		B*	.50	
OCT 20 76	W'DEED		B*	4.00	* 42.20

unimproved ( )
This is improved (XX) property, known as 1516-14th Ave., Nashville, Tennessee
(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. Except by installment deed of record Book 5029, page 527, R. O. D. C., Tennessee

Witness our hands this 15th day of October, 1976

The Magnolia Company

By: Carter G. Baker

By: Warren Ashley

STATE OF TENNESSEE
Davidson County

BOOK 5080 PAGE 117

Personally appeared before me, Tom H. Williams, Jr., a Notary Public in and for said County and State, the within named The Magnolia Company, a partnership consisting of Carter G. Baker and Warren Ashley, partners

the bargainor, 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 15 day of October, 19 76

Commission expires Nov 6 1976

Tom H Williams Jr
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
The Magnolia Company

TO
James W. Richardson
and wife, Ann M. Richardson

D 73363

IDENTIF. REFERENCE

OCT 20 3 38 PM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.