This instrument was prepared by:
Mrs. Nancy L. Richards
2700 Alhambra Circle
Nashville, Tennessee, 37207

BOOK 5085 PAGE 5

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Ronnie Dean Richards		
(NAME:) 465 Ewing Lane	(NAME:) same	60-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee,	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- Dollars,
Cash in hand paid by Ronnie Dean Richards, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Nancy L. Richards, a widow
have this day bargained and sold, and do hereby transfer and convey unto the said Ronnie Dean Richards
his (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 49 on the Plan of Aldrich Heights, Sec. II, as of record in Book 2133, page 128, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of Old Ewing Creek Road, at the common corner of Lots 49 and 50; thence with the line between said lots, westwardly 252.10 feet to a point; thence southwardly 112.1 feet to the northerly margin of Ewing Lane; thence with the margin of the same, eastwardly 248.14 feet to the beginning of a curve; thence along said curve, northeasterly 32.06 feet to the westerly margin of Old Ewing Creek Road; thence with the margin of the same, northwardly 113.13 feet to the beginning.

Being the same property conveyed to Rich P. Richards and wife, Nancy L. Richards by deed from Eli T. LaLande (unmarried) as of record in book 4434, page 551, Register's Office for Davidson County, Tennessee. The said Rich P. Richards having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 3rd day of November, 19 76

Affiant Nancy L. Richards

My commission expires: 11/6/76 (Affix Seal)

Notary Public Mack Gentry

This is unimproved (X) improved property, known as 465 Ewing Lane, (House Number) (Street) Nashville (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Ronnie Dean Richards his (successors), heirs and assigns forever. I covenant that I am 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 1976 taxes which have been assumed by Purchaser. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Ronnie Dean Richards, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 3rd day of November, 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.

Nancy L. Richards

BOOK 5085 PAGE 6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Nancy L. Richards, a widow

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 3rd *day of* November, *19*76.

Mack H. Webb
Notary Public

Commission expires 11/6/76.

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 ...

NOV-4[illegible] CONV 10,000.00
NOV-4[illegible] S'TAX B* 26.00
NOV-4[illegible] PR'FEE B* .50
NOV-4[illegible] M'DEED B* 4.00 * 30.50

WARRANTY DEED

FROM
Nancy L. Richards, a widow
TO
Ronnie Dean Richards

D 75711

IDENTIF. REFERENCE

NOV 4 2 31 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
H. C. WEBB & SON
Insurance & Real Estate
514 NORTH FIRST ST. PHONE 262-0713
NASHVILLE, TENN. 37207