File Box 4

Re-record

BOOK 5135 PAGE 706

BOOK 4974 PAGE 697

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 12,500.00

Don Richeson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 1975.

Notary Public

MY COMMISSION EXPIRES: 7/26/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Richeson (NAME)	Same DONALD L. RICHESON (NAME)	MAP 71-11
313 Gatewood Ave. (STREET ADDRESS OR ROUTE NUMBER)	315 PULLEN AVE (STREET ADDRESS)	PAR 191
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	NASHVILLE TENN. 37207 (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, DOUGLAS L. WENDT

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD L. RICHESON, an unmarried person

HEREINAFTER CALLED THE GRANTEE THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the westerly 1/2 of Lot 40 and the easterly 1/2 of Lot 51 on the plan of Trinity Heights, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

SAID parts of lots adjoin and front together 100 feet on the northerly side of Gatewood Avenue and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Douglas L. Wendt by Deed from U. & I. Land, Inc., of record in Book 4899, page 224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

The said Maribeth Wendt wife, of the above named Douglas L. Wendt joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This instrument is being re-recorded to add the wife's name to the acknowledgement on the reverse side.

unimproved ( )
This is improved (X) property, known as 313 Gatewood Avenue (House Number) (Street) Nashville, Tennessee (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.

Witness my hand this 25th day of November, 19 75

DOUGLAS L. WENDT

Maribeth Wendt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas L. Wendt and wife, Maribeth Wendt

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25 day of November 19 75

Commission expires July 20, 1976

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

Re-record

WARRANTY DEED

FROM DOUGLAS L. WENDT

TO DONALD L. RICHESON

D 98552

IDENTIFICATION REFERENCE

APR 13 11 37 PM '77

FEE REGISTER DAVIDSON COUNTY, TENN.

Mail To: Don Richeson 315 Pullen Ave. Nashville, Tenn. 37207

D 26045

IDENTIFICATION REFERENCE

NOV 26 2 34 PM '75

FEE REGISTER DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CONV 12,500.00

REG'S TAX B* 32.50

REC FEE B* .50

W'DEED B* 4.00 * 37.00

APR 13 MISC B* 4.00 * 4.00