ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Wilma J. Richards (NAME)	S A M E (NAME)	
4503 Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	S A M E (STREET ADDRESS)	Map 91-16
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Par. 43

G.E.

WARRANTY DEED

For and in consideration of the sum of TWENTY THREE THOUSAND ($23,000.00) DOLLARS

of which $7,448.94 has been paid in cash by Wilma Joyce Richards, the receipt of which is hereby acknowledged, and for the remainder, the said Wilma Joyce Richards assumes and agrees to pay the unpaid balance of $15,551.06 of an original indebtedness of $16,000.00 secured by Vendor's Lien retained in deed from Sherwood L. Dycus, et ux, to Larry N. Sanderson and wife, Debbie J. Sanderson as of record in Book 5026, page 276, Register's Office for Davidson County, Tennessee, we, Larry N. Sanderson and wife, Debbie J. Sanderson

have bargained and sold, and by these presents do transfer and convey unto the said Wilma Joyce Richards

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 404 of Block 18 on the Plan of Charlotte Park, First Addition of Nashville as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 404 fronts 50 feet on the southerly side of Park Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Larry N. Sanderson and wife, Debbie J. Sanderson by deed from Sherwood L. Dycus and wife, Trula Dycus of record in Book 5026, page 276, Register's Office.

unimproved ( )
This is improved (X) property, known as 4503 Park Avenue (House Number) (Street)
Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 2nd day of ~~April~~ May, 19 77.

Debbie J. Sanderson Larry N. Sanderson

BOOK 5143 PAGE 306

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Larry N. Sanderson and wife, Debbie J. Sanderson

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 2nd day of ~~April~~ May, 19 77.

My commission expires 2-7-79 Notary Public H B Duncan

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Wilma Joyce Richards

Sworn to and subscribed before me
this 2nd day of May, 1977.

My commission expires 2-7-79 Notary Public H B Duncan

This instrument was prepared by:
William E. Higgins, Attorney, 338-46th Avenue North, Nashville, Tennessee 37209

Name			Address
MAY-4-77	CONV	23,000.00	
MAY-4-77	S'TAX	B* 59.80	
MAY-4-77	PR'FEE	B* .50	
MAY-4-77	W'DEED	B* 4.00	* 64.30

WARRANTY DEED

FROM Larry N. Sanderson, et ux

TO Wilma Joyce Richards

E01941

IDENTIFICATION REFERENCE

MAY 4 10 29 AM '77

REGISTER

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219