FORM NO. WD-1

BOOK 5151 PAGE 846

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,900.

John F. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May 1977.

Notary Public

MY COMMISSION EXPIRES: 8/25/79

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

H. Stanley Allen, Jr., 21st Floor, L&C Tower, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Richardson et ux (NAME)	Same (NAME)	Map 84-15
97 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 154
Nashville, TN 37214 (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, Saint Philip's Episcopal Church by Ben West, Jr., Vestryman/Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Richardson and wife Margaret B. 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:

All that tract or parcel of land in the Third Civil District of Davidson County, Tennessee, being Tract #1 on the Subdivision of the property of St. Phillips Episcopal Church, plan of which is recorded in Book 4955, Page 79, Register's Office, Davidson County, Tennessee, as follows:

Beginning at an iron pin on the east R.O.W. line of Fairway Drive a distance of 95.33' measured along the east R.O.W. of Fairway Drive from the northwest corner of Lot No. 16 of the Plan of R. D. Stanford's Subdivision of the Lannom Property as of record in Plat Book 547, Page 186, in the Register's Office of Davidson County. Said iron pin being the northwest corner of the property described in deed of record in Book 2537, Page 015 and being the southwest corner of this tract. From said point of beginning running along the east R.O.W. of Fairway Drive N 03° 25' 12" E, 106.027' to a point; thence S 87° 24' 48" E, 215.710' to a point; thence S 03° 25' 12" W, 109.714' to a point; thence N 86° 26' 03" W, 215.688' to the point of beginning.

Being part of the property conveyed to St. Philip's Episcopal Church by deed from Robert W. Sanson, et ux of record in Book 4149, Page 503, Register's Office, Davidson County, Tennessee.

Use of the property is restricted to owner occupied one family dwelling for a period of twenty (20) years from date of deed.

This is unimproved ( ) improved (X) property, known as 97 Fairway Drive, Nashville, Tennessee, 37214-
(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.

Witness my hand this 17 day of May, 1977

Saint Philip's Episcopal Church

By: Ben West, Jr.
Ben West, Jr. Vestryman/Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, H. Stanley Allen, Jr., a Notary Public within and for the State and County aforesaid, personally appeared Ben West, Jr. and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Trustee Vestryman/with authority to convey respectively of the St. Philip's Episcopal Church the within named bargainor, and that (he) as such Trustee Vestryman/with authority to convey, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Church by the said Ben West, Jr. as such Trustee Vestryman/with authority to convey.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17 day of May, 1977.

My commission expires 5/25/79

H. Stanley Allen, Jr.
Notary Public

H. STANLEY ALLEN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Saint Philip's Episcopal Church

TO

John F. Richardson et ux

E 05785

IDENTIF. REFERENCE

MAY 26 11 06 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY26 77	CONV	38,900.00			
MAY26 77	S'TAX		B*	101.14	
MAY26 77	PR'FEE		B*	.50	
MAY26 77	W'DEED		B*	4.00	* 105.64

PREPARED BY