This instrument was prepared by Jarnes C. Freeman, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.

BOOK 5157 PAGE 343

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
G. B. Raines et ux	Dobson & Johnson, Inc.	GO-04606
(NAME)	(NAME)	
207 Alta Loma Road	311 Plus Park Blvd.	Map 34-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn.	Nashville, Tennessee 37217	Parcel 94
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated February 26, 1974, and filed for record February 27, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4791, page 789, and note of even date thereby secured, in the original principal amount of $18,650.00, payable to Dobson & Johnson, Inc., which debt the grantees herein assume and agree to pay as part payment of the purchase price. The grantees further hereby assume the obligations of Wesley O. Richards and wife, Doris E. Richards, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned

We, Wesley O. Richards and wife, Doris E. Richards, hereinafter called the grantor,
have this day bargained and sold, and do hereby transfer and convey unto the said
G. B. Raines and wife, Wanda Raines, herein called the grantees, their
XXXXXXXX *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for said County, described as follows:

Beginning on the northerly margin of Alta Loma Drive, 165 feet eastwardly from the intersection of the easterly line of the L & N Railroad, right of way and the northerly margin of said Drive; thence northwardly and parallel to said right of way 200 feet; thence eastwardly 55 feet; thence southwardly 200 feet to the northerly margin of said Drive; thence westwardly 55 feet to the beginning.

Being the same property conveyed to Wesley O. Richards and wife, Doris E. Richards, by deed from Willie W. Swann and wife, Flo Ella Swann, of record in book 4791, page 787, said Register's Office.

This conveyance is made subject to easement to City of Goodlettsville, Tennessee, of record in Book 4468, page 460, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 23,113.95
Subscribed and sworn to before me, this the 7 day of June, 1977
Affiant G B Raines
My commission expires: 4-30-80 (Affix Seal)
Notary Public U. C. Sloan

This is improved (X) unimproved ( ) property, known as 207 Alta Loma Road, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
grantees, their
XXXXXXXX
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their
XXXXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 7 *day of* June, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wesley O. Richards (Wesley O. Richards)

Doris E. Richards (Doris E. Richards)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Wesley O. Richards and wife, Doris E. Richards

the within named bargainors, *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 Tennessee, *this* day of June, 19 77

A.C. Sloan *Notary Public*

Commission expires 4-30-80

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

JUN-97 CONV 23,113.95
JUN-97 S'TAX B* 60.06
JUN-97 PR'FEE B* .50
JUN-97 W'DEED B* 4.00 * 64.56

WARRANTY DEED

FROM
Wesley O. Richrds et ux

TO
G. B. Raines et ux

Sloan Realtors
1799-B Gallatin Rd. No.
Madison, Tenn. 37115

E 08255

IDENTIFICATION REFERENCE

JUN 9 3 06 PM '77

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS