THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37[illegible]

WARRANTY DEED

BOOK 5162 PAGE 145

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel B. Richmond (NAME)	(NAME)	159-2
5404 Camelot Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	PAR. 4
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	7D-40605

FOR AND IN CONSIDERATION of the sum of ------Ten and no/100----------
----------($10.00)---------- Dollars,

cash in hand and other good and valuable consideration, the receipt of which is hereby acknowledged.

I, Edith Carmer Sannella, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel B. Richmond and wife, Evelyn R. Richmond,

their ~~XXXXX~~ (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Camelot Acres, Section I, as of record in Book 3700, page 98, Register's Office for said County.

Said Lot No. 2 fronts 197.7 feet on the northerly side of Camelot Road and extends back 209.3 feet on the westerly line and 242.6 feet on the easterly line, to a dead line, measuring 184.13 feet thereon.

Being the same property conveyed to Joseph J. Sannella and wife, Edith C. Sannella, by deed from Vivian Leigh Roberts Greer, of record in Book 4837, page 647, Register's Office for said County, the said parties having since divorced and Joseph J. Sannella having Quit Claimed his interest to Edith C. Sannella, of record in Book 5012, page 241, Register's Office for said County.

This conveyance is made subject to the following encumbrances:

1. Taxes for 1977, to be prorated and assumed by Grantee.
2. Ten foot easement for public utilities and drainage, anchor easements, 120 foot building setback line from Camelot Road, and conditions of owner's Certificate, as shown on Plan of record in Book 3700, page 98, Register's (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 118,500.00

Subscribed and sworn to before me, this the 21st day of June, 77

Affiant: Evelyn R. Richmond

My commission expires: 2/8/79 (Affix Seal)

Notary Public: Mary W. Barker

NOTARY PUBLIC DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 5404 Camelot Road, Nashville, 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 Samuel B. Richmond and wife, Evelyn R. Richmond

their ~~XXXXX~~ (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 as stated above.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Samuel B. Richmond and wife, Evelyn R. Richmond

their ~~XXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21st day of June, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edith Carmer Sannella

Edith Carmer Sannella

BOOK 5162 PAGE 146

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ankenbauer, *a Notary Public in and for said County and State,* Edith Carmer Sannella

the within named 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 Nashville, Tennessee
this 21st *day of* June, *19* 77

Mary W. Ankenbauer
Notary Public

Commission expires 2/8/78

MARY W. ANKENBAUER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

(continued)

Office for Davidson County, Tennessee.

3. By instrument of record in Book 4136, page 694, said Register's Office, said 120 foot building setback line was changed to a distance of 100 feet from Camelot Road along the the common lot line between lots 1 and 2, while retaining 120 feet along the common lot line between lots 2 and 3.

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JUN21 77	CONV	90,000.00			
JUN21 77	CONV	28,500.00			
JUN21 77 S'TAX			B*	308.10	
JUN21 77 PR'FEE			B*	.50	
JUN21 77	W'DEED		B*	4.00	* 312.60

CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

FROM 5-23-877

Edith Carmer Sannella
TO
Samuel B. Richmond etux
Evelyn R. Richmond

E 10318

IDENTIF. REFERENCE

JUN 21 3 23 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238