BOOK 5163 PAGE 416

WARRANTY DEED

This instrument was prepared by
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GRUNDY M. RICHARDSON (NAME)		96-14
817 Colfax Ave. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par 41
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/100--------
Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 4186 , Page 114 , Register's Office for Davidson County, Tennessee, which the grantees hereinafter named agree to assume and promise to pay according to the terms and conditions thereof.

JESSE W. RICHARDSON AND WIFE, THELMA M. RICHARDSON, hereinafter called the Grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said
GRUNDY M. RICHARDSON AND WIFE, JEAN D. RICHARDSON, as tenants by the entirety, hereinafter called the Grantees,
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Twin Lawn Subdivision, as shown by Plan of record in Book 2331, Page 9, said Register's Office.

Said Lot No. 126 fronts 106.9 feet on the easterly side of Colfax Drive, and extends back between lines 151.7 feet on the northerly side and 156.9 feet on the southerly side to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Jesse W. Richardson and wife, Thelma M. Richardson by deed from William Richard Ross and wife, Lela Sue Ross by of record in Book 4951, Page 380, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 16th day of October, 19 77

Jesse W. Richardson
(JESSE W. RICHARDSON)

Thelma M. Richardson
(THELMA M. RICHARDSON)

STATE OF TENNESSEE }
COUNTY OF SUMNER }

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* JESSE W. RICHARDSON AND WIFE, THELMA M. RICHARDSON

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

L. H. Newman
Notary Public

Commission expires 10/28/82

STATE OF TENNESSEE }
COUNTY OF }

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.....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 24000.00

Subscribed and sworn to before me, this the 21 day of June, 1977

Affiant

My commission expires: 10-28-82
(Affix Seal)

Notary Public

JUN 24 77 CONV 24000.00
JUN 24 77 S'TAX B* 62.40
JUN 24 77 PR'FEE B* .50
JUN 24 77 W'DEED B* 4.00 * 66.90

WARRANTY DEED

FROM

JESSE W. RICHARDSON, ET UX

TO

GRUNDY M. RICHARDSON, ET UX

E10940

IDENTIFICATION REFERENCE

JUN 24 10 22 AM '77

This instrument prepared by:
CARL H. OLIVIAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989