BOOK 5168 PAGE 564

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$35,000.00 Paul M. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 77

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul M. Richards (NAME) | Realty Mortgage, Inc. (NAME) | 5DU 15688 |
| 132 Luna Drive (STREET ADDRESS OR ROUTE NUMBER) | 1925 Century Blvd., N.E., #8 (STREET ADDRESS) | 148-7 |
| Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30345 (CITY) (STATE) (ZIP) | 8 |

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, James E. Hawkins et ux Bertha J. Hawkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul M. Richards et ux Kathleen P. Richards

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:

BEING Lot No. 612 on the Plan of Cherokee Hills, Section 6, as of record in Book 3842, page 15, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James E. Hawkins and wife, Bertha J. Hawkins by deed from Banner Construction Company, of record in Book 4132, page 323, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3929, page 236, said Register's Office.

Public utilities & drainage easement; anchor easement; and building lines, of record in Book 3842, page 15, said Register's Office.

THIS conveyance is subject to any and all restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 132 Luna Drive, Antioch, Tennessee 37013
(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 our hand s this 15th day of June, 1977

James E. Hawkins: X James E. Hawkins

Bertha J. Hawkins: Bertha J. Hawkins

STATE OF TENNESSEE
~~Davidson~~ County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Hawkins

James E. Hawkins

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 15 day of June 19 77

My Commission Expires Mar. 6, 1978

Commission expires

Charles D. Bitter
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertha J. Hawkins

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of July 19 77

Commission expires 1-29-79

Earline Moore
Notary Public

E. I 3 3 I 8

WARRANTY DEED

FROM
JAMES E. HAWKINS ET UX

TO
PAUL M. RICHARDS ET UX

IDENTIF. REFERENCE

JUL 8 10 09 AM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

C. Harold Reeves, Attorney
218 Fortune Building 1
311 Plus Park Boulevard
Nashville, Tenn. 37217
Hill Box #12

| | | | | | |
|---|---|---|---|---|---|
| JUL-87 | CONV | 35,000.00 | | | |
| JUL-87 | S'TAX | | B* | 91.00 | |
| JUL-87 | PR'FEE | | B* | .50 | |
| JUL-87 | W'DEED | | B* | 4.00 | * 95.50 |