This instrument was prepared by:
Homes Realty Co.
416 Old Hickory Blvd., West
Madison, TN 37115

WARRANTY DEED

BOOK 5208 PAGE 844

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul L. & Ethel H. Richards	Same	61-16
(NAME)	(NAME)	Par. 177
1226 McAlpine Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, TRUMAN E. STEARNES, AND WIFE, JO ANNE STEARNES,

have this day bargained and sold, and do hereby transfer and convey unto the said

PAUL L. RICHARDS AND WIFE, ETHEL H. RICHARDS, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the Northeast part of Lot No. 30 on the Map of Kennedy and Graves Plan of Monte Vista as of record in Book 421, page 143, Register's Office for said County.

Said the Northeast part of Lot no. 30 fronts 100 feet on the southerly side of McAlpine Avenue (formerly Alpine Avenue) and runs back between lines, 178.5 feet on the easterly line and 178.5 feet on the westerly line, to a dead line in the rear which measures 100 feet thereon.

Being the same property conveyed to Truman E. Stearnes, by deed from James H. West and wife, Nancy West, Mary West Aymett, Evelyn West Mason and Elvin West, of record in Book 5135, page 174, and re-recorded in Book 5936, page 368, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,900.00

Subscribed and sworn to before me, this the 6th day of October 19 77

Affiant Paul L. Richards

My commission expires: 2/28/81 (Affix Seal)

Notary Public Nancy E. Parker

This is (unimproved) (improved (X)) property, known as 1226 McAlpine Avenue (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Paul L. Richards and wife, Ethel H. Richards, their (successors), 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 Paul L. Richards and wife, Ethel H. Richards, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 6th day of October, 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.

Truman E. Stearnes

Jo Anne Stearnes

BOOK 5208 PAGE 845

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* TRUMAN E. STEARNES, and wife JO ANNE STEARNES, *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 Nashville, Tennessee, *this* 6th *day of* October, *19* 77

Nancy E. Parker
Notary Public

Commission expires 2/23/81

NANCY E. PARKER NOTARY PUBLIC LARGO STATE OF TENNESSEE

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 .....

OCT 14 77	CONV	29,900.00			
OCT 14 77	S'TAX		B*	77.74	
OCT 14 77	PR'FEE		B*	.50	
OCT 14 77	W'DEED		B*	4.00	* 82.24

WARRANTY DEED

FROM
TRUMAN E. STEARNES ET UX

TO
PAUL L. RICHARDS ET UX

E 31071

IDENTIF. REFERENCE

OCT 14 11 13 AM '77

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115