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WARRANTY DEED

FROM JAMES M. GUNTER and BILLY H. TEAL

ADDRESS NEW OWNER(S) AS FOLLOWS:	RONALD G. RICHARDSON and wife, VIVIAN DARLENE RICHARDSON 7005 Cotton Blossom Lane Nashville, Tennessee 37221
SEND TAX BILLS TO:	MORTGAGE CORPORATION OF THE SOUTH 2119 Sixth Avenue North Birmingham, Alabama 35202
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	141-15A 1100

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00 Affiant Vivian Darlene Richardson

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 1977
DATE

Thomas D. Gupton Nov 12, 1980
NOTARY PUBLIC COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

cash in hand paid by Ronald G. Richardson and wife, Vivian Darlene Richardson and other good and valuable considerations, receipt of which is hereby acknowledged.

DEC-1F CONV 46,000.00
DEC-1F S'TAX B* 119.60
DEC-1F PR'FEE B* .50
DEC-1F W'DEED B* 4.00 * 124.10

JAMES M. GUNTER and BILLY H. TEAL,

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

RONALD G. RICHARDSON and wife, VIVIAN DARLENE RICHARDSON, GRANTEES

..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 85 on the plan of Rolling River Estates, SEction I, of record in Book 4860, page 27, Register's Office for said COunty.

SAID Lot No. 85 fronts 97 feet on the northerly side of Cotton Blossom Lane and extends back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to James M. Gunter and Billy H. Teal by deed from Home Federal Savings & Loan Association of Nashville, of record in Book 5153, page 122, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following : (1) Restrictive covenants contained in instrument of record in Book 4788, page 950, amended by Book 4871, page 640, said Register's Office; (2) the Plan of record in Book 4860, page 27, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Cotton Blossom Lane and a 20 foot esaement for public utility and drainage purposes along the rear line of said lot; (3) and easement of 10 feet for public utility and drainage purposes along the easterly and westerly lines of premises as shown on said plan; (4) Overhang easement across the front line of premises as shown on said Plan.

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219
file #2

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unimproved ( )
This is improved (X) property, known as 7005 Cotton Blossom Lane, Nashville, Tennessee, 37221
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 30th day of NOVEMBER, 19 77

James M. Gunter
JAMES M. GUNTER

Billy H. Teal
BILLY H. TEAL

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

JAMES M. GUNTER AND BILLY H. TEAL

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City

this 30 day of NOVEMBER 19 77

Nov 12, 1980 Thomas D. Sumpter
Commission Expires Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Dec 1 8 14 AM '77
IDENTIFICATION REFERENCE
E 39 4 5. J.