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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 9-5-79

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
WILKINS
NASHVILLE, TENN.

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron H. Warner, Jr. and wife, Cynthia B. Warner	Commerce Union Bank	129-14-8
(NAME)	(NAME)	
863 Highland Crest Dr.	P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Raymond E. Richardson and wife, Jean Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron H. Warner, Jr., and wife, Cynthia B. Warner

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. 57 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, page 124 and 125, Register's Office for said County.

SAID Lot No. 57 fronts 100.0 feet on the southerly side of Highland Crest Drive and extends back between lines measuring 259.4 feet on the westerly line and 268 feet on the easterly line, to a line in the rear on which it measures 100.38 feet.

BEING the same property conveyed to Raymond E. Richardson and wife, Jean Richardson by deed from David E. Anderlik and wife, Sandra L. Anderlik, of record in Book 4722, page 987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes, to be prorated and assumed by Grantees.
(2) Restrictive covenants of record in Book 4132, page 146, said Register's Office.
(3) The Plan of record in Book 3700, page 124 and 125, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Highland Crest Drive, a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2 1/2 x 25-foot utility anchor easement located on both front corners of said lot.

The said Byron Hilbun Warner, Jr. and Byron H. Warner, Jr. are one and the same person.

unimproved ( ) This is improved (X) property, known as 863 Highland Crest Drive, Nashville, Tennessee 37205
(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 hands this 25th day of November, 19 77

Raymond E. Richardson
Raymond E. Richardson

Jean Richardson
Jean Richardson

STATE OF North Carolina
County Orange

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Personally appeared before me, Linda Poindexter, a Notary Public in and for said County and State, the within named Raymond E. Richardson and wife, Jean Richardson

the 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 Chapel Hill, North Carolina, this 25 day of November, 19 77

Commission expires My Commission Expires May 30, 1982

Linda Poindexter
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Raymond E. Richardson and wife, Jean Richardson

TO Byron Hilbun Warner, Jr., and wife, Cynthia B. Warner

E 41031

IDENTIF. REFERENCE

DEC 9 11 31 AM '77

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-97	CONV	56,500.00			
DEC-97	S'TAX		B*	146.90	
DEC-97	PR'FEE		B*	.50	
DEC-97	W'DEED		B*	4.00	* 151.40