FORM NO. WD-1

BOOK 5240 PAGE 435

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 19 78.

Notary Public

MY COMMISSION EXPIRES: April 23, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS & WEEMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS.
Kenneth A. Richey (NAME)	Mortgage Corporation of the South (NAME)	148-14
4705 Packard Drive (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Ave. So. (STREET ADDRESS)	72
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	5DU 44007

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, W. Steven Keith and wife, Suzanne Keith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH A. RICHEY and wife, DEBRA L. RICHEY

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:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Blanchard Heights, as of record in Book 2663, pages 26 and 63, Register's Office for said County.

Said Lot No. 91 fronts 95 feet on the north side of Packard Drive, and runs back 314.43 feet on the East line, and 348.17 feet on the west line, which is a broken line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to W. Steven Keith and wife, Suzanne G. Keith by deed from Martin R. Bubis, a single man, of record in Book 4824, page 557, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4705 Packard Dr., Nashville, TN 37211
(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 1/3 day of January 19 78

W. Steven Keith

Suzanne Keith

STATE OF TENNESSEE
Davidson County

BOOK 5240 PAGE 436

Personally appeared before me, The undersigned authority, a Notary Public in and for said County and State, the within named W. Steven Keith and wife Suzanne Keith

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 Nashville, Tennessee, this 3rd day of January 1978

Commission expires 4-5-81

Brenda Franks Hale
Notary Public at Large

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

W. STEVEN KEITH, et ux

TO

KENNETH A. RICHEY, et ux

E 44804

IDENTIF. REFERENCE

JAN 5 10 55 AM '78

FELIX A. [illegible] REGISTER
DAVID[illegible] CO.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-5 78	CONV	32,000.00			
JAN-5 78	S'TAX		B*	83.20	
JAN-5 78	PR'FEE		B*	.50	
JAN-5 78	W'DEED		B*	4.00	* 87.70