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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 $21,500.00

James P. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF March, 78.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq., 20th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES P. RICHARDS (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	Map 91-5
6202 Laredo Avenue (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Ave., North (STREET ADDRESS)	Par. 22
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	8DA 24695

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, HOMER D. PENUEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES P. RICHARDS and wife, VICKI L. 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:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Map of Moss Woods Subdivision, as of record in Book 2663, page 102, Register's Office for said County.

SAID Lot 21 fronts 60 feet on the northerly side of Laredo Avenue and runs back between parallel lines 130 feet to a dead line in the rear.

BEING the same property conveyed to Homer D.Penuel and wife, Sara L.Penuel, by deed from Orbon L. Gilbert and wife, Dorothy L. Gilbert, of record in Book 4847, page 241, Register's Office for said County, the said Sara L. Penuel having conveyed her interest in the property to the grantor herein by instrument of record in Book 5240, page 161, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6202 Laredo Avenue, Nashville, Tennessee 37209
(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 17th day of March, 19 78

HOMER D.PENUEL Homer D. Penuel

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HOMER D. PENUEL

the bargainor, 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 17th day of March 19 78

Commission expires 10/28/78

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
Homer D. Penuel

TO
James P. Richards and wife,
Vicki L. Richards

Please record and file in Box "7"
Alan L. Saturn, Attorney

E 57098

IDENTIF. REFERENCE

MAR 30 2 38 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 30 78	CONV	21,500.00			
MAR 30 78	S'TAX		B*	55.90	
MAR 30 78	PR'FEE		B*	.50	
MAR 30 78	W'DEED		B*	4.00	* 60.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.