FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Affiant Keith Richardson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1978.

Notary Public

MY COMMISSION EXPIRES: June 27, 1981

(AFFIX SEAL)

mcf

THIS INSTRUMENT WAS PREPARED BY

William R. O'Bryan, Jr., 26th Fl. L & C Tower, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith & Sallie Richardson (NAME)	SAME (NAME)	71-4
2613 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par. 77
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	SAME (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~~ I, Ernest Winston Stoddard,

HEREINAFTER CALLED THE GRANTOR~~S~~, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Richardson, and wife, Sallie Richardson

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. 331 on the Map of Joywood Heights, Section 2, of record in Book 1130, Page 92, Register's Office for said County.

Said Lot No. 331 front 60 feet on the easterly side of Jones Avenue and runs back between parallel lines 215 feet to a dead line on which is measures 60 feet. This tract is improved and known as 2613 Jones Avenue, Nashville, Tennessee.

Being the same property conveyed to Mary M. Stoddard by John C. Estes and wife, Mary E. Estes by deed of record in Book 3569, page 503, said Register's Office; said Ernest Winston Stoddard being the only child of Mary M. Stoddard and Ernest Willingham Stoddard as evidenced by the affidavit of heirship of record in Book 5271, page 764 of said Register's Office.

This is improved (X) unimproved ( ) property, known as 2613 Jones Avenue (House Number) (Street) Nashville, Tennessee 37207 (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 my hand this 14th day of April, 1978

Ernest Winston Stoddard

ERNEST WINSTON STODDARD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Ernest Winston Stoddard

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of April 1978

Commission expires July 22, 1981

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

ERNEST WINSTON STODDARD

TO

KEITH RICHARDSON AND WIFE, SALLIE RICHARDSON

E 59879

IDENTIF. REFERENCE

APR 14 11 58 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 14 78	CONV	16,000.00			
APR 14 78	S'TAX		B*	41.60	
APR 14 78	PR'FEE		B*	.50	
APR 14 78	W'DEED		B*	4.00	* 46.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.