E BOX 3

Form No. WD-1

BOOK 5275 PAGE 787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$21,500.00 Marion L. Richardson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-23-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion L. Richardson (NAME)	Federated Financial Mtg. Corp (NAME)	MAP 82-4
875 Carter Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway #700 (STREET ADDRESS)	PAR 223
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	27W-21625

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, Maggie Groce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion L. Richardson and wife Edna W. 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:

BEING Lot No. 94, on the plan of Thornby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John A. Groce et ux. Maggie Groce, by deed from Homer McEwen et ux. Ella Mai McEwen, as of record in Book 2018, Page 553, Register's Office for said County. The said John A. Groce, having since deceased.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 875 (House Number) Carter (Street) Avenue Nashville, TN (P. O. Address) (City or Town) 37206 (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 s this 13th day of April, 19 78

Maggie Groce Maggie Groce

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 Maggie Groce

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April 19 78

Commission expires 7-2-1981

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) 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 Maggie Groce

TO Marion L. Richardson
Edna W. Richardson

E 60929

IDENTIF. REFERENCE

APR 20 1 42 PM '78

FILED AND RECORDED REGISTER
DAVIDSON COUNTY, TENN.

APR 20 78	CONV	21,500.00			
APR 20 78	S'TAX		B*	55.90	
APR 20 78	PR'FEE		B*	.50	
APR 20 78	W'DEED		B*	4.00	* 60.40

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217