FORM NO. WD-1

BOOK 5280 PAGE 299

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Ronald L Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 1978.

Notary Public

MY COMMISSION EXPIRES: May 8, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY AT LAW, 807 American Trust Building, Nash., TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Richardson (NAME)	DOBSON & JOHNSON, INC. (NAME)	11D-13810
809 Chadwell Dr. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Map: 51-3
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	Par: 79

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, RUTH M. CRUSE, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD L. RICHARDSON and wife, JUDY C. 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. 106 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for said County.

SAID Lot No. 106 fronts 109 feet on the south side of Chadwell Drive and runs back between lines, 171.7 feet on the east line and 158.58 feet on the west line to a dead line in the rear measuring 88.48 feet thereon.

BEING the same property conveyed to Hoyte R. Cruse and wife, Ruth M. Cruse by deed from E. G. Pate, Jr. and wife, Mary E. Pate of record in Book 2290, Page 37, Register's Office for Davidson County, Tennessee. The said Hoyte R. Cruse having since died.

This is unimproved ( ) improved (X) property, known as 809 Chadwell Drive (House Number) (Street) Madison, TN 37115 (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 28th day of April, 19 78

x Ruth M. Cruse
Ruth M. Cruse

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth M. Cruse, a widow

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 28th day of April 19 78.

Commission expires 5/08/78

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 RUTH M. CRUSE, a widow

TO RONALD L. RICHARDSON et ux

JUDY C. RICHARDSON

E 63023

IDENTIF. REFERENCE

MAY 3 10 51 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 9

MAY-3 78	CONV	38,500.00			
MAY-3 78	S'TAX		B*	100.10	
MAY-3 78	PR'FEE		B*	.50	
MAY-3 78	W'DEED		B*	4.00	* 104.60