511317.4

BOOK 5318 PAGE 507

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF July 19 78

Notary Public

My Commission Expires AUG 12 1978

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Was Prepared By
NNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric B. Richmond (NAME)	Fidelity Federal (NAME)	74-8
340 Bonnahurst Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	par. 143.00
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	4D34274

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, Mrs. Ruby M. Wilkes, un-married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric B. Richmond and wife, Sandra S. Richmond

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. 709 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 62 and 63, said Register's Office.

Said Lot No. 709 fronts 84.9 feet on the easterly side of Bonnafair Drive and fronts 99.85 feet on the northerly side of Bonnahurst Drive, said frontages being joined by a curve having a distance of 39.27 feet, and runs back 124.85 feet on the northerly line and 109.9 feet on the easterly line, to a point of intersection.

Being the same property conveyed to Mrs. Ruby M. Wilkes by deed from Edward P. Spence and wife, Constance A. Spence of record in Book 4736, page 941, Register's Office for DAvidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 340 Bonnahurst Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 July, 19 78

Ruby M Wilkes

Ruby M. Wilkes, un-married

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 Ruby M. Wilkes, un-married

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 July 19 78

Commission expires My Commission Expires AUG. 14, 1978

Robert W. Thurman, Jr.
Notary Public

NOTARY PUBLIC ROBERT W. THURMAN, JR. STATE OF TENNESSEE 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

$40,000.00 511317-4

WARRANTY DEED

FROM

Ruby M. Wilkes, un-married

TO

Eric B. Richmond and wife,

Sandra S. Richmond

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 79968

IDENTIF. REFERENCE

JUL 31 4 00 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 31 78	CONV	40,000.00			
JUL 31 78	S'TAX		B*	104.00	
JUL 31 78	PR'FEE		B*	.50	
JUL 31 78	W'DEED		B*	4.00	* 108.50