E81404

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FORM NO. WD-1

IDENTIF. REFERENCE

AUG 7 3 06 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,868.10

Larimore Foster Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF August, 1978.

Notary Public

MY COMMISSION EXPIRES: 2-8-82

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARIMORE FOSTER, JR. (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	6D-66720
441 Coventry Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. - Suite 300 (STREET ADDRESS)	MAP 147-2
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	PARCEL 155

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, JAY L. RICHARDSON and wife, JO ANN RICHARDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARIMORE FOSTER, JR.

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. 169 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County.

SAID Lot No. 169 fronts 130.5 feet on the south side of Coventry Drive and runs back between lines, 298.5 feet on the east line and 300.3 feet on the west line to a dead line in the rear on which it measures 128.3 feet thereon.

BEING the same property conveyed to Jay L. Richardson and wife, Jo Ann Richardson by deed from Charles P. Watson and wife, Barbara I. Watson of record in Book 5229, page 685, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Churchill Mortgage Corporation, of record in Book 5229, page 687, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is { } unimproved { X } improved property, known as 441 Coventry Drive, Nashville, Tennessee 37211
(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 4th day of August, 1978

Jay L. Richardson
JAY L. RICHARDSON

Jo Ann Richardson
JO ANN RICHARDSON

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 JAY L. RICHARDSON and wife, JO ANN RICHARDSON

the bargainor S, 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 4th day of August, 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JAY L. RICHARDSON, et ux

TO

JO ANN RICHARDSON

TO

LARIMORE FOSTER, JR.

PLEASE FILE BOX "7"

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-7[8]	CONV	35,868.10			
AUG-7[8]	S'TAX		B*	93.34	
AUG-7[8]	PR'FEE		B*	.50	
AUG-7[8]	W'DEED		B*	4.00	* 97.84