FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900.00

Dove A. Maddux
Affiant

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

Marie B. Cummings
Notary Public

MY COMMISSION EXPIRES: 6 February, 1982
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

DOAK & WADE, NAME 2525 Lebanon Road, Nashville, Tennessee 37214 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dove A. Maddux (NAME)	Same (NAME)	3DZ66758
3105 Knobview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	85-5
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7

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, Henry S. Richards and wife Betty T. Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dove A. Maddux

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. 115 on the Plan of the Knob Section of Lincoya Hills as of record in Book 2331, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 110 feet on the westerly side of Knobview Drive and runs back between lines 243.1 feet on the northerly side line and 232 feet on the southerly side line to a line at the rear measuring 82.7 feet thereon.

BEING the same property conveyed to Henry S. Richards and wife Betty T. Richards by deed from Edward Lloyd Gaddy and wife Louellen Z. Gaddy of record in Book 3458, page 203, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3105 (House Number) Knobview Drive (Street) Nashville, Tennessee (P. O. Address) 37214 (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 hands this 14 day of August, 1978

HENRY S. RICHARDS: Henry S. Richards

BETTY T. RICHARDS: Mrs. Betty T. Richards

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 Henry S. Richards and wife Betty T. Richards

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 14 day of August 1978

Commission expires 6 February 1982

Marie B. Cummings
Notary Public

MARIE B. CUMMINGS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 HENRY S. RICHARDS et ux

BETTY T. RICHARDS

TO DOVE A. MADDUX

E 83023

IDENTIF. REFERENCE

AUG 16 9 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 16 78	CONV	46,900.00		
AUG 16 78	S'TAX		B*	121.94
AUG 16 78	PR'FEE		B*	.50
AUG 16 78	W'DEED		B*	4.00
			*	126.44

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