This instrument prepared by: Thomas M. Black, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5338 PAGE 308

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BRUCE N. RICHARDSON, ET UX	Guaranty Mortgage Company	Map 52-12
(NAME) 1200 Cheyenne Court	(NAME)	Parcel 111
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	11 D 90912
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 4560, page 272, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantor harmless from same,

LOIS BEATTY, widow, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said BRUCE N. RICHARDSON AND WIFE, MARY JOAN RICHARDSON, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 68 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, Register's Office for said County, described as follows:

Said Lot No. 68 fronts a distance of 40.0 feet on the cul de sac of Cheyenne Court, and extends back between lines measuring 185.0 feet and 145.0 feet to a broken line in the rear measuring 178.3 feet thereon.

Being the same property conveyed to Joe D. Beatty and wife, Lois Beatty, by deed from Charles R. Doughty and wife, Bobbie F. Doughty, of record in Book 4866, page 758, Register's Office for Davidson County, Tennessee; the said Joe D. Beatty having since died, property now vests solely in Lois Beatty.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,638.72

Subscribed and sworn to before me, this the 14th day of September 19 78

Affiant

My commission expires: 11/13/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1200 Cheyenne Court, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 14th day of September, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lois Beatty (widow)

BOOK 5338 PAGE 309

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOIS BEATTY, widow, the within named 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 Madison, Tennessee, this 14th day of September, 1978.

Commission expires 11/13/79 Thomas M. Black Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..., with whom I am personally acquainted, and who, upon oath, acknowledged ...self to be ...of the ..., the within named bargainor, a corporation, and that ...he as such..., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ...self as ...

Witness my hand and seal, at office in ..., this ...day of ..., 19...

Commission expires ...

...Notary Public

SEP 15 78 CONV 47,638.73
SEP 15 78 S'TAX B* 123.76
SEP 15 78 PR'FEE B* .50
SEP 15 78 W'DEED B* 4.00 * 128.26

WARRANTY DEED

FROM

LOIS BEATTY, widow

TO

BRUCE N. RICHARDSON, ET UX

E 8 8 9 2 3

IDENTIF. REFERENCE

SEP 15 11 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115