FILE IN BOX 4
78-10-34

BOOK 5354 PAGE 102

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,750.00

Thomas M. McFate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 1978

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| THOMAS M. MCFATE ETUX (NAME) | THE LOMAS & NETTLETON COMPANY (NAME) | 84-11-159 |
| 408 SMITHWOOD DRIVE (STREET ADDRESS OR ROUTE NUMBER) | P. O. BOX 964 (STREET ADDRESS) | 3D7 44765 |
| NASHVILLE, TENNESSEE 37214 (CITY) (STATE) (P. O. ZIP) | VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP) | |

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, JOHN D. RICHBOURG JR. AND WIFE, BONNIE B. RICHBOURG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS M. MCFATE AND WIFE, MARGARET B. MCFATE

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. 207 on the Plan of Maplecrest of record in Book 1835, page 27, Register's Office for Davidson County, Tennessee.

SAID Lot No. 207 fronts 80 feet on the northwesterly side of Smithwood Drive and extends back 135.8 feet on the northeasterly line and 178.6 feet on the southwesterly line to a broken line in the rear measuring 125.1 feet thereon.

BEING the same property conveyed to John D. Richbourg Jr. and wife, Bonnie B. Richbourg by deed from William E. Cook and wife, Lula Mai Cook of record in Book 4698, page 675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the currect year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved (  ) improved (XX) property, known as 408 SMITHWOOD DRIVE (House Number) (Street) NASHVILLE, TENNESSEE (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 18th day of OCTOBER, 1978

John D. Richbourg Jr.
JOHN D. RICHBOURG JR.

Bonnie B. Richbourg
BONNIE B. RICHBOURG

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN D. RICHBOURG JR. AND WIFE, BONNIE B. RICHBOURG

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 18th day of OCTOBER, 19 78

Commission expires 6/7/80

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

E 95803.

IDENTIF. REFERENCE

Oct 23 2 03 PM '78

FELIX T. ... REGISTER
DAVIDSON ... TENN.

WARRANTY DEED

FROM

JOHN D. RICHBOURG JR. AND WIFE,

BONNIE B. RICHBOURG

TO

THOMAS M. MCFATE AND WIFE,

MARGARET B. MCFATE

| | | | | | | |
|---|---|---|---|---|---|---|
| OCT 23 78 | CONV | 34,750.00 | | | | |
| OCT 23 78 | S'TAX | | B* | 90.22 | | |
| OCT 23 78 | PR'FEE | | B* | .50 | | |
| OCT 23 78 | W'DEED | | B* | 4.00 | * | 94.72 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.