Map 51-3
Par 79 1a

SEND TAX BILLS:

KENTUCKY MORTGAGE CO.

P.O.Box 13013

Lexington, Ky. 40511

BOOK 5357 PAGE 878

Mail

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RONALD L. RICHARDSON AND WIFE, JUDY C. RICHARDSON, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto MICHAEL G. WAKEFIELD AND WIFE, BRIDGETTE D. WAKEFIELD, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

Being Lot No. 106 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for said County.

Said Lot No. 106 fronts 109 feet on the south side of Chadwell Drive and runs back between lines, 171.7 feet on the east line and 158.58 feet on the west line to a dead line in the rear measuring 88.48 feet thereon.

Being the same property conveyed to Ronald L. Richardson and wife, Judy C. Richardson by deed from Ruth M. Cruse, a widow, of record in Book 5280, Page 299, Register's Office for Davidson County, Tennessee.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 5280, Page 301 , Register's Office for Davidson County, Tennessee, and as assigned in Book 5287, Page 50, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

CT31?? CONV 14,387.0
CT31??S'TAX B* 115.44
CT31??FEE B* .50
CT31?? W'DEED 3* 4.00 * 119.94

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and binds themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 25 day of October, 1978.

Ronald L Richardson
RONALD L. RICHARDSON

Judy C. Richardson
JUDY C. RICHARDSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named RONALD L. RICHARDSON AND WIFE, JUDY C. RICHARDSON the bargainor 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 Hendersonville, Tennessee, this the 25 day of October, 1978.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-79

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $44,387.00.

Michael A Wakefield
AFFIANT

Subscribed and sworn to before me, this the 25 day of October, 1978.

Paulette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-79

E.9753.4

IDENTIF. REFERENCE

OCT 31 10 42 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.