BOOK 5376 PAGE 160

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 6-24-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217

NAME / ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan W. Watkins (NAME)	Exchange Bond & Mortgage Corporation (NAME)	13DA 26760
465 Ewing Lane (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, NE (STREET ADDRESS)	601
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	8

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, Ronnie Dean Richards, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morgan W. Watkins et ux Sharon F. Watkins

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. 49 on the Plan of Aldrich Heights, Section 2, of record in Plat Book 2133, Page 128, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Ronnie Dean Richards by deed from Nancy L. Richards, of record in Book 5085, Page 5, said Register's Office.

This conveyance is subject to restrictions, of record in Book 2300, Page 212, said Register's Office.

This conveyance is subject to a public utilities easement and building lines, of record in Plat Book 2133, Page 128, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved ( ) / improved (XX) } property, known as 465 Ewing Lane (House Number) (Street) Nashville, TN 37207 (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 my hand this 13TH day of DECEMBER, 19 78

Ronnie Dean Richards

STATE OF TENNESSEE
Davidson County

BOOK 5376 PAGE 161

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Dean Richards

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13TH day of DECEMBER, 1978

Commission expires 6-24-80

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

F-05621

WARRANTY DEED

FROM
Ronnie Dean Richards

TO
Morgan W. Watkins

IDENTIF. REFERENCE

DEC 18 12 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
213 fortune building 1
311 plus park boulevard
nashville, tennessee 37217

DEC 18 78 CONV 38,000.00
DEC 18 78 S'TAX B* 98.80
DEC 18 78 PR'FEE B* .50
DEC 18 78 W'DEED B* 4.00 * 103.30