This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5457 PAGE 723

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John V. Richardson and wife, Teresa A. Richardson	EXCHANGE BANK & TR	162-2-237
(NAME)	(NAME) 205 VERA CENTRE 1955 SANDY DR NE	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) ATLANTA GA 30341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,

cash in hand paid by John V. Richardson and wife, Teresa A. Richardson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said John V. Richardson and wife, Teresa A. Richardson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $39,500.00, secured by deed of trust of record in Book 5230, page 69, Register's Office for Davidson County, Tennessee. The grantee further hereby assumes the obligations of Robert Allen Jones under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. We, Robert Allen Jones and wife, Candance H. Jones,

have this day bargained and sold, and do hereby transfer and convey unto the said John V. Richardson and wife, Teresa A. Richardson the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 276 on the Plan of Colewood Acres, Section 4, of record in Book 4175, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 276 fronts 75.0 feet on the west side of Olivia Drive and extends back 167.7 feet on the north line and 185.3 feet on the south line to a dead line measuring 77.1 feet thereon.

Being the same property conveyed to Robert Allen Jones and wife, Candace H. Jones by deed from John E. Branton of record in Book 5230, page 67, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 30-foot building set-back line from Olivia Drive, and conditions of Owner's Certificate of record in Book 4175, page 144, Register's Office for said County; and restrictive covenants of record in Book 4451, page 944, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is: $52,950.00

Subscribed and sworn to before me, this the 27 day of JUNE 19 79

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4925 Olivia Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our 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.

Whenever 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 25 day of June, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Robert Allen Jones

X Candace H. Jones

-over-

BOOK 5457 PAGE 724

CALIFORNIA
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }
MONTEREY

Personally appeared before me, MARGARET D HILL, *a Notary Public in and for said County and State,* Robert Allen Jones and wife, Candace H. Jones

the within named 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 HERRMANN HALL, NPS, MONTEREY, ~~TENNESSEE~~ CALIFORNIA *this* 25TH *day of* JUNE, *19* 79.

Margaret D Hill *Notary Public*

Commission expires MARCH 30 1982

OFFICIAL SEAL
MARGARET D. HILL
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
My Commission Expires March 30, 1982

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*.....

.....*Notary Public*

Commission expires .....

F. 37366

3010 ~~05/23 142.00~~ CHECK

IDENTIF. REFERENCE

JUN 29 8 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

336786

WARRANTY DEED

FROM	TO
Robert Allen Jones and wife, Candace H. Jones	John V. Richardson and wife, Teresa A. Richardson

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

This instrument prepared by:

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5457 PAGE 725

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52950.00-	CO
			137.54	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	142.04-
30C0A06/29/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 37366

IDENTIF. REFERENCE

JUN 29 8 33 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 693823