This Instrument Prepared By: Ronald B. Buchanan, Attorney at Law
271 West Main Street, Hendersonville, TN 37075

MAIL TO: MRS VIRGINIA EVANS
303 FOREST PARK DR
MADISON, TENN. 37115

WARRANTY DEED

BOOK 5484 PAGE 653

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES A. RICHARDSON, ET UX	SAME	Map 43-13
(NAME)	(NAME)	
416 Elm Street		Par. 383
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

JAMES M. MITCHELL and wife, BRENDA L. MITCHELL, hereinafter referred to as Grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said
JAMES A. RICHARDSON and wife, BONNIE C. RICHARDSON, hereinafter referred to as Grantees, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of the northerly 225 feet of Lot No. 41 of Block "I" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.

Said part of said Lot No. 41 fronts 50 feet on the southerly side of Elm Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to James M. Mitchell and wife, Brenda L. Mitchell, by deed from Karen D. Jarman, a single woman, of record in Book 5059, page 724, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 14 day of August 1979

Affiant James M Mitchell

My commission expires: 1-15-83 (Affix Seal)

Notary Public Harold B. Swafford

This is unimproved ( ) improved (X) property, known as 416 Elm Street, Madison, Tennessee 37115
(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. 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 as of record.

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.

Witness our hand S this 14th day of August, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James M Mitchell
JAMES M. MITCHELL

Brenda L Mitchell
BRENDA L. MITCHELL

BOOK 5484 PAGE 654

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. MITCHELL and wife, BRENDA L. MITCHELL, 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 Hendersonville, Tennessee, this 14 day of August, 1979.

Ronald B. Burton
Notary Public

Commission expires 1-15-83

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.....

5399

WARRANTY DEED

FROM

JAMES M. MITCHELL, ET UX

TO

JAMES A. RICHARDSON and wife, BONNIE C. RICHARDSON

F 47143

IDENTIF. REFERENCE

AUG 20 10 55 AM '79

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

THIS INSTRUMENT PREPARED SUBJECT TO INFORMATION PROVIDED BY THE PARTIES.

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

RECEIVED OF _____

FOR _____

BOOK 5484 PAGE 655

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
			32000.00-	CO
			83.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	89.70-
5398A08/20/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 7. 1. 4 3.

IDENTIF. REFERENCE

AUG 20 10 55 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705873