BOOK 5524 PAGE 794

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. Anthony C. Richardson (NAME)	Tennessee Housing Development Agency (NAME)	Map 55
Route 3. 139 Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	United American Bank Bldg. (STREET ADDRESS)	Parcel 22
Ashland City, Tenn. (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37239 (CITY) (STATE) (ZIP CODE)	13D-39584

WARRANTY DEED

For and in consideration of the sum of TWENTY EIGHT THOUSAND AND NO/100 ($28,000.00) DOLLARS of which Six Thousand One Hundred Thirty Four and 93/100 ($6,134.93) DOLLARS has been paid in cash by Anthony C. Richardson and wife, Beverly Richardson, the receipt of which is hereby acknowledged, and for the balance, $21,865.07, Anthony C. Richardson and wife, Beverly Richardson, have assumed and do hereby agree to pay the unpaid balance of a certain note payable to Tennessee Housing Development Authority, which note is described in and secured by a Deed of Trust dated January 23, 1979, of record in Book 5391, Page 860, Register's Office for Davidson County, Tennessee, we, David C. Swinney and wife, Wanda J. Swinney,

have bargained and sold, and by these presents do transfer and convey unto the said Anthony C. Richardson and wife, Beverly Richardson,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in 13th. District of Davidson County, State of Tennessee, described as follows:

Shown on a survey of Parts of Lots Nos. 5, 6, and 7 of a subdivision of Elizabeth Curtis Estates, as of record in Book 332, Page 14, and being more accurately described in a survey by Ralph W. C. Lambert, Surveyor, on February 19, 1955, as follows:

Beginning at a point in the center of Bull Run Road, said point being 766 feet westerly from the westerly margin of an access roadway on said survey; thence in a southerly direction 435 feet to an iron pin; thence in a westerly direction and parallel with Bull Run Road 200 feet to an iron pin; thence in a northerly direction 435 feet to the center of Bull Run Road; thence in an easterly direction along the center of said Road 200 feet to the point of beginning.

And being the same property conveyed to David G. Swinney and wife, Wanda J. Swinney, by deed from Donald S. Signor and wife, Ida C. Signor, dated January 26, 1979, of record in Deed Book 5391, Page 953, Register's Office for Davidson County, Tennessee.

Anthony C. Richardson and wife, Beverly Richardson, join in this conveyance for the purpose of agreeing to the payment of the remaining balance of the unpaid note hereinabove described, and they do hereby agree to pay the unpaid balance of said note, and to abide by all the terms and conditions as set out in the Deed of Trust securing payment of said note.

The Grantors further transfer all escrow accounts for said property to the Grantees

unimproved ( )
This is improved ( ) property, known as 139 Bull Run Road
(House Number) (Street)

R. 3, Ashland City, Tennessee 37015
(P. O. Address) (City or Town) (Zip Code)

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.

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 First day of November 19 79

David C. Swinney — Anthony C Richardson

Wanda J. Swinney — Beverly Jo Richardson

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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Personally appeared before me, Jerry W. Hamlin, a Notary Public in and for said County and State, the within named David C. Swinney and wife, Wanda J. Swinney, and Anthony C. Richardson and wife, Beverly Richardson,

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 Ashland City, Tennessee, this First day of November, 19 79.

My commission expires 2-4-1980 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x David C. Swinney

Sworn to and subscribed before me this 1st day of November, 19 79.

My commission expires 2-4-80 Notary Public

This instrument was prepared by:
JERRY W. HAMLIN, ATTORNEY, 104 Frey Street, Ashland City, Tenn. 37015

Name Address

WARRANTY DEED

FROM DAVID C. SWINNEY AND WIFE,
WANDA J. SWINNEY

TO ANTHONY C. RICHARDSON AND WIFE,
BEVERLY RICHARDSON

F. 6. 1. 4. 6. 1.

IDENTIF. REFERENCE

Nov 5 10 22 AM '79
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5524 PAGE 796

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28000.00- CO	
			72.00 CO TX	
			.50 PRFEE	
			6.00 MOSEO	
			CHECK	79.30-
3365A11/05/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 61461

IDENTIF. REFERENCE

Nov 5 10 22 AM '79

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 723322