BOOK 5578 PAGE 369

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

602

Address New Owner (s) | Send Tax Bills to: | Map-Parcel Nos.

Ruth Elizabeth Richardson
1315 North 6th Street
Nashville, Tennessee 37207

The Lomas & Nettleton Co.
3200 Pacific Ave.
Virginia Beach, VA
23451

71-16-369
Field Book No.
12DA-43832

03/13 30.42-

CHECK

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, I, James Andrew Richardson, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Ruth Elizabeth Richardson, the Grantee herein, her heirs and assigns, my one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 on the plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 57.15 feet on the easterly margin of North 6th Street, and extends back between lines 134 feet on the northerly line and 124.5 feet on the southerly line to a dead line in the rear on which it measures 79 feet.

Being the same property conveyed to James A. Richardson and Ruth E. Richardson, by deed from Andrew Ewing, Trustee, of record in Book 3913, page 595, RODC. And being the same property awarded to James Andrew Richardson and Ruth Elizabeth Richardson in equal shares as tenants in common by Final Decree in the Probate Court of Davidson County, Tennessee, being Rule No. 64888, of record in Minute Book 23B, page 773, Circuit Court Clerk's Office.

The said James Andrew Richardson and James A. Richardson are one and the same person.

This is improved property known as: 1315 North 6th Street, Nashville, Tennessee 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. I do covenant with the said Grantee that I am lawfully seized and possessed of a one-half undivided interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, except for a deed of trust to Percy Wilkins, Jr., Trustee, of record in Book 3913, page 597, Register's Office for Davidson County, Tennessee. I do further covenant and bind myself, my heirs and representatives to

to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of March, 1980.

James Andrew Richardson
JAMES ANDREW RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ronald K. Nevin, a Notary Public in and for said County and State, the within named James Andrew Richardson, unmarried, 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 12th day of March, 1980.

NOTARY PUBLIC

My Commission Expires: 1/18/82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of property is $ 9,200.00.

Ruth Elizabeth Richardson

Sworn to and subscribed before me this 13th day of March, 1980.

NOTARY PUBLIC

My Commission Expires: 10-17-82

F 80526 RUSH IDENTIF. REFERENCE

MAR 13 3 34 PM '80
FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

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

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RECEIVED OF _____

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

9200.00- CO
23.92 CO TX
.50 PRFEE
6.00 WDEED
CHECK 30.42-
7802A03/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-80526

IDENTIF. REFERENCE

MAR 13 3 34 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 746928