This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, TN 37115 mail

WARRANTY DEED

BOOK 5643 PAGE 724

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOROTHY M. RICHARDSON (NAME)	LIC Mortgage Company (NAME)	Map 44-14
225 Martingale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 40 (STREET ADDRESS)	Parcel 9
Old Hickory, TN 37138 (CITY) (P. O. ZONE) (STATE)	Austin, TX 78767 (CITY) (ZONE) (STATE)	4 D 48295

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)----------*Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 4971, page 440, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantor harmless from same,

JACK SPRINKLE AND WIFE, MARGIE L. SPRINKLE, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said DOROTHY M. RICHARDSON, single, hereinafter referred to as Grantee, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 225, Block 4 on the Plan of Cumberland Terrace, Section 1, of record in Book 1424, page 49, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 225 fronts 75 feet on the westerly side of Martingale Drive and extends back 154 feet on the northerly line and 151.3 feet on the southerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Jack Sprinkle and wife, Margie L. Sprinkle, by deed from Frederick E. Hunter and wife, Sheila W. Hunter, by deed of record in Book 5473, page 586, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ 29,332.39

Affiant

Subscribed and sworn to before me, this the 27, day of August, 19 80.

Notary Public

My commission expires: 3/15/81 (Affix Seal)

This is improved ( ) unimproved property, known as 225 Martingale Drive, Old Hickory, TN 37138
(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 Grantee, her *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 27 *day of* August, 19 80 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Jack Sprinkle

Margie L. Sprinkle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK SPRINKLE AND WIFE, MARGIE L. SPRINKLE and DOROTHY M. RICHARDSON the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 27 day of August, 19 80.

Carolyn F. Waddey Notary Public

Commission expires 3/15/81

CAROLYN F. WADDEY
NOTARY PUBLIC
STATE OF TENNESSEE

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

WARRANTY DEED

FROM

JACK SPRINKLE, ET UX

TO

DOROTHY M. RICHARDSON

G 0 4 8 7 1

IDENTIF. REFERENCE

AUG 28 1 20 PM '80

FELIX T. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5643 PAGE 726

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
			29332.39- CO	
			76.16 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	82.69-
8695A08/26/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04871

IDENTIF. REFERENCE

AUG 29 1 20 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 776676