WARRANTY DEED

BOOK 5678 PAGE 800

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF November 1980

Notary Public

MY COMMISSION EXPIRES: April 25, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS: 225 Lebanon Rd., P.O. Box 40, Mt. Juliet, TN 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE D. RICHARDS et ux (NAME)	Same (NAME)	Map 138
2700 Alexandria Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par 25
Nash. Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT B. SMITH and wife, GEORGIA DELL SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE D. RICHARDS and wife, PHYLLIS T. RICHARDS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 4th Civil District of Davidson County, Tennessee being described according to a survey by Gary R. Cummings, dated November 11, 1980, more particularly described as follows:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point being 1,840 feet, more or less, from the right-of-way intersection of South Mt. Juliet Road and Couchville Pike; thence running with the easterly margin of South Mt. Juliet Road, north 17 deg. 20' 57" east 51.25 feet to an iron pin; thence leaving the margin of said road and running south 85 deg. 18' 15" east 2,546.11 feet to an iron pin; thence north 4 deg. 41' 45" east 250.00 feet to an iron pin; thence south 85 deg. 18' 15" east 495.37 feet to an iron pin; thence south 4 deg. 46' 00" west 300.02 feet to an iron pin; thence north 85 deg. 18' 15" west 3,052.62 feet to the point of beginning and containing 6.34 acres, more or less.

Being a part of the same property conveyed to Robert B. Smith and wife, Georgia Dell Smith and Gerald D. Clinard and wife, Joanne L. Clinard in Book 5539, page 144, Register's Office for Davidson County, Tennessee. Gerald D. Clinard and wife, Joanne L. Clinard conveyed their one-half interest to Monty E. Mires and wife, Frances H. Mires by deed of record in Book 5562, page 272, said Register's Office, and Robert B. Smith and wife, Georgia Dell Smith, secured fee simple title to the property by deed of reocrd in Book 5677, Page 698, said Register's Office.

This instrument was prepared from doucments and information provided by the parties.

This is improved ( ) unimproved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 17 day of November, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5678 PAGE 801

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Smith and wife, Georgia Dell Smith

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 Mt. Juliet, Tennessee, this 17 day of November, 1980

Commission Expires 4-25-81 [signature], Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ _____ Notary Public

G 1 7 6 6 8

IDENTIF. REFERENCE

Nov 17 10 13 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

FROM

SMITH and wife,

SMITH

TO

RICHARDS and wife,

RICHARDS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc.

Compliments of

Title Associates, Inc.

REPRESENTING

U-LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5678 PAGE 802

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
			130 .00- CO	
			39.80 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CASH CHECK	40.30-
474BA		11/17/60	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 17668

IDENTIF. REFERENCE

Nov 17 10 13 AM '60

REGISTER
DAVIDSON COUNTY, TENN.

No. 792192