This document prepared by
Peter Curry
Attorney at Law
204 Metro Courthouse

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James A. Singleton et ux | Same | 115-11-26 |
| (NAME) | (NAME) | |
| 6208 Brownlee Drive | | BOOK 5737 PAGE 76 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Seventy-Five Thousand ($75,000.00) *Dollars,*

William P. Richter and wife Marietta A. Richter

*have this day bargained and sold, and do hereby transfer and convey unto the said* James A. Singleton and wife Frances W. Singleton *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of West Meade Farms, Section "L", as of record in Book 2133, page 53, Register's Office for said County.

Said Lot No. 308 fronts 167 feet on the northerly side of Brownlee Drive and runs back 340.5 feet on the westerly line and 233.8 feet on the easterly line, to a dead line in the rear on which it measures 168.6 feet.

The above described property was conveyed to William P. Richter and wife, Marietta A. Richter by deed from J. Paul Wahnish and wife, Martha G. Wahnish, of record in Book 5226, page 584, Register's Office for said County.

THERE is also included in this conveyance all of grantor's right, title and interest in and to the appurtenant driveway easement established in the instrument executed by and between Charles N. Armstrong and wife, and Joseph L. Richardson, Jr., and wife, of record in Book 3069, page 302, 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 $ 75,000.00

Subscribed and sworn to before me, this the 24th day of April 19 81

My commission expires: May 10, 1981 (Affix Seal)

Affiant: William P. Richter

Notary Public: Dayle S. Dixon

unimproved ( )
This is improved (X) property, known as 6208 (House Number) Brownlee Drive (Street) Nashville, TN (P.O. Address) (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.*

*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.*

*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* 24th *day of* April, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William P. Richter Marietta A. Richter

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* William P. Richter and wife Marietta A. Richter *a Notary Public in and for said County and State,*

*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* Nashville, *Tennessee,*
*this* 24th *day of* April, *1981*

Dayle L. Hall
*Notary Public*

*Commission expires* May 10, 1981

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* .....

G. 3. 8. 8 2 8

RUSH

IDENTIF. REFERENCE

APR 24 2 58 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

2028 04/24 201.50- CHECK

**WARRANTY DEED**

FROM
WILLIAM P. RICHTER, ET UX
MARIETTA A. RICHTER

TO
JAMES A. SINGLETON, ET UX

FRANCIS W. SINGLETON

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 75000.00- CO | |
| | | | 105.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MORTG | |
| | | | CHECK | 201.50- |
| | | | 2028A04/24/81 REL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

APR 24 2 50 PM '81

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

**No.** 818449