| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Kim A. Richardson (NAME) | First Federal Savings and Loan Association of Nashville (NAME) | |
| 716 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER) | 4th at Union St. (STREET ADDRESS) | 142-14 |
| Nashville, TN. 37221 (CITY) (STATE) (ZIP CODE) | Nashville, TN 37219 (CITY) (STATE) (ZIP CODE) | Par. 64 |

**WARRANTY DEED** BOOK 5749 PAGE 95

For and in consideration of the sum of TEN DOLLARS AND 00/100 ---------- DOLLARS

Cash in hand, the receipt of which is hereby acknowledged, We,

Douglas W. Swenson and wife Camilla C. Swenson have bargained and sold, and by these presents do transfer and convey unto the said Kim A. Richardson and wife Bonnie A. Richardson

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

BEING Lot No. 219 on the Plan of Harpeth Valley Park, Section II, as of record in Book 3700, page 129, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Harpeth Knoll Road, at the corner of Lots 218 and 219; thence with a slight curve, in a southerly direction 149.2 feet to a monument; thence with a curve in a southeastely direction 39.27 feet to a monument in the northerly margin of Harpeth Bend Drive thence northeasterly with the Drive, 106.5 feet to the corner of Lots 219 and 220; thence northwesterly with the line of said lot, 120.6 feet to the corner of Lots 218, 219 and 220; thence with the line between Lots 218 and 219 in a westerly direction 109.1 feet to the beginning.

BEING the same property conveyed to Douglas W. Swenson and wife, Camilla C. Swenson by deed from Richard Martin Sommers and Maxie R. Sommers of record in book 4951, page 997, Register's Office for Davidson County Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 716 Harpeth Bend Drive (House Number) (Street)
Nashville, TN. 37221 (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 22ND day of MAY, 19 81

Douglas W. Swenson Douglas W Swenson

Camilla C. Swenson Camilla C Swenson

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5749 PAGE 96

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas W. Swenson and wife Camilla C. Swenson

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 Nashville, this 22ND day of MAY, 1981.

My commission expires 4-22-84 Notary Public Patty A Frazier

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 Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 63,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth Richardson

Sworn to and subscribed before me
this 22ND day of MAY, 1981.

My commission expires 4-22-84 Notary Public Patty A Frazier

Truman S. Wrenne, Atty. This instrument was prepared by:
% Pioneer National Title Ins Co./ Tennessee Branch, 344 Fourth Ave N., Nashville, TN 37219
Name Address

G 4 3 2 3 7

IDENTIF. REFERENCE

MAY 26 2 33 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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

FILE: PIONEER TITLE

7533 WARRANTY DEED - CHECK

FROM
Douglas W. Swenson

TO
Kim A. Richardson

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5749 PAGE 97

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 |
|---|---|---|---|---|
| | | 63500.00- | CO | |
| | | 165.10 | CO TX | |
| | | .50 | PRFEE | |
| | | 6.00 | WDEED | |
| | | | CHECK | 171.60- |
| 7533A05/26/81 | | | CAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64237

IDENTIF. REFERENCE

MAY 26 2 33 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

No. 823754