PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

BOOK 5779 PAGE 301

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John P. Deere, Jr., et ux	Collateral Investment Company	136-13 #77
(NAME)	(NAME)	
2704 Mossdale Drive	2100 First Avenue North	2D-41450
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Birmingham, Alabama 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, ~~xxxxx~~ a part of which is the assumption of one certain Trust Deed dated August 18, 1975, and filed for record in the office of the Register of Davidson County, Tennessee, in Book 4944, page 456, and note of even date thereby secured, in the original principal amount of $34,000.00, payable to Collateral Investment Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned. Larry G. Richardson and wife, Betty A. Richardson, hereinafter called the grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* John P. Deere, Jr. and wife, Brenda R. Deere, hereinafter called the grantees, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 540 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, page 33, said Register's Office, described as follows:

Said Lot No. 540 fronts 83.67 feet on the northerly side of Moss Dale Drive and extends back 103.25 feet on the easterly line and 116.65 feet on the westerly line to a broken line in the rear measuring 163.96 feet thereon.

Being the same property conveyed to Larry G. Richardson and wife, Betty A. Richardson by deed from James A. King and wife, Betty L. King of record in Book 5019, page 940, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,500.00

Subscribed and sworn to before me, this the 31st day of July 19 81

Affiant

My commission expires: June 16, 1985
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2704 Mossdale Drive (House Number) (Street) Nashville, P. O. Address TN 37217 (City or Town)

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

Witness our hand S. this 31st day of July, 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.*

Larry G. Richardson

Betty A. Richardson

BOOK 5779 PAGE 302

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry G. Richardson and Betty A. Richardson

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 31st day of July, 1981.

Notary Public

Commission expires June 16, 1985

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 5.4.0 5 2

IDENTIF. REFERENCE

AUG 5 3 25 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

808 08/05 145.60- CHECK

WARRANTY DEED

FROM

Larry G. Richardson, et ux

TO

John P. Deere, Jr., et ux

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 BOOK 5779 PAGE 303

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
			53500.00- CO	
			139.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	145.60-
08086	A	08/05/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.40 52

IDENTIF. REFERENCE

AUG 5 3 25 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 836572