This instrument was prepared by . . . Edward Seddon, Attorney
295 Plus Park Blvd., Suite J - Nashville, TN 37217

Mail Tax Statements To:

Ashland City Bank and Trust Company
P.O. Box 38
Ashland City, TN 37015

Property Address:

Mr. and Mrs. Ronnie A. Richards
19 Lutie Street
Nashville, TN 37211

BOOK 5865 PAGE 649

FILE BOX 3

Billy F. Garrett, ET UX

TO: CASH WARRANTY DEED

Ronnie A. Richards, ET UX

Map 119-6
Parcel 348
6DA-14212

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Billy F. Garrett and wife, Joyce L. Garrett, as Grantors have bargained and sold and do transfer and convey unto the Grantees, Ronnie A. Richards and wife, Penny L. Richards as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in the of Davidson County, Tennessee, to-wit:-

Being Lot No. 46 on the Plan of Rosewood Estates, Section II, as of record in Plat Book 4955, Page 125, Register's Office for said County.

Said Lot No. 46 fronts a total of 65 feet on the southerly margin of Lutie Street, and runs back 193.42 feet on the westerly line and 188.25 feet on the easterly line to a line on the rear on which it measures 69.66 feet thereon.

This being the same property conveyed to Billy F. Garrett and wife, Joyce L. Garrett by deed from James E. Moore Sr. and wife, Joanne G. Moore and Pace Properties, Inc. of record in Book 5421, Page 549, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Deed Book 5110, Page 595, Deed Book 5176, Page 649 and Deed Book 5264, Page 398 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the Grantees, Ronnie A. Richards and wife, Penny L. Richards, as tenants by the entirety, their heirs and assigns forever.

SUBJECT to all terms, matters and conditions shown by the aforementioned plat of record, if any, and subject to the aforementioned restrictive covenants, if any, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; that it is unencumbered; and, that they will forever warrant and defend the title against all claims and persons whomsoever.

03/25 125.10

POSSESSION will be given upon delivery of this deed.

THE 1982 TAXES are to be pro-rated between the parties.

THE GRANTORS make OATH that the fair, cash market value of the real estate herein conveyed is $43,700.00.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their signatures on this the 24th day of March, 1982.

X Billy F. Garrett
Billy F. Garrett

X Joyce L. Garrett
Joyce L. Garrett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy F. Garrett and wife, Joyce L. Garrett, the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal of office of this the 24th day of March, 1982.

(SEAL)
Notary Public

My Commission Expires: 1-22-84

38459 7

IDENTIFICATION
MAR 26 12 29 PM '82
FILED FOR RECORD
DAVIDSON COUNTY, TENN.

FILE BOX 3

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,700.00.

X Bonnie A. Richards
Affiant

Subscribed and sworn to before me this the 24th day of March, 1982.

Notary Public

My Commission Expires: 1-22-84

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5865 PAGE 651

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| 4370[illegible].00- | CO |
| 113.62 | CO TX |
| .50 | PRFEE |
| 6.00 | WDEED |
| CHECK | 120.12- |

871 9A03/25/82 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G8459 7

IDENTIF. REFERENCE

MAR 25 12 29 PM '82

FELIX Z. WILSON
DAVIDSON COUNTY

**No. 872996**