I 6 3 3 1 3

IDENTIF. REFERENCE

Nov 14 8 51 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6425 PAGE 16

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF November, 19 84

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary M. Richards	Security Financial & Mortgage	3D259126
(NAME)	Corporation (NAME)	
712 Braidwood Drive	1611 Des Peres Road	MAP 96-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, TN 37214	St. Louis, MO 63131	PARCEL 193
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Gary L. Reynolds and wife, Susan Reynolds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary M. Richards and wife, Laurie L. 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.

LAND in Davidson County, Tennessee, being Lot No. 307 on the Plan of Cloverhill Subdivision, Section 7, as of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 307 fronts 85 feet on the easterly side of Braidwood Drive and runs back 149.2 feet on the southerly margin and 164 feet on the northerly margin to a dead line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Gary L. Reynolds and wife, Susan Reynolds, by deed from Richard E. Jones and wife, Cheryl A. Jones, of record in Book 4997, Page 348, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262, and Book 2273, Page 88, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 712 Braidwood Drive, Donelson, TN 37214
(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 heir 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 covey 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 7th day of November, 19 84

Susan Reynolds
Susan Reynolds

Gary L. Reynolds
Gary L Reynolds by Susan Reynolds attn-in-fact

Power of Attnorney of record in Book 6381, Page 832.

11/14 1.00 3915

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Reynolds, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenc) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 1984.

Commission expires 10-20-85

Notary Public

NOTARY PUBLIC ANN JOHNSON PLACE AT LARGE

STATE OF TENNESSEE
COUNTY OF

BOOK 6425 PAGE 17

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

WARRANTY DEED

FROM

Gary L. Reynolds
~~Susan Reynolds~~

TO

Gary M. Richards
Laurie L. Richards

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named Susan Reynolds, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Gary L. Reynolds as his Attorney in Fact, is the free act and deed of the within named Gary L. Reynolds.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of November, 1984.

NOTARY PUBLIC PLACE AT LARGE

My Commission expires: 10-20-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6425 PAGE 18

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38900.00- CAMT.	
			101.14 CSTAX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK 107.64-	
6915A	11/14/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 3 3 1 3.

IDENTIF. REFERENCE

Nov 14 8 51 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0084952