CBRMS #GO-46-01

This Instrument Prepared by
SAFECO TITLE INSURANCE CO.
P.O. BOX 724386
ATLANTA, GA. 30339

6841

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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WARRANTY DEED

THIS INDENTURE, made this 11th day of March, **A. D.,** 1985, **between**

JAMES R. RICHARDS JR. and wife, JANE F. RICHARDS, as tenants by the entirety

County, Tennessee, First Parties, and

John A. Winkler et ux Teresa A. Winkler

County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of Ten & No/100 and other good and valuable considerations----- **Dollars** ($ --10.00--) **to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,**

JAMES R. RICHARDS, JR. AND WIFE, JANE F. RICHARDS,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit: Situated in District No. ..... **of** DAVIDSON COUNTY, STATE OF TENNESSEE:

Being Lot No. 28 on the Plan of Subdivision for Tracts 8, 9, & 10 of NASHBORO VILLAGE, of record in Book 5200, pages 186, 187, 188 and 189, Register's Office for Davidson County, Tennessee.

Subject to easements, limitations or restrictions of record, if any. Recorded in Book 4827, page 14, and Supplemental Declaration of Covenants and Restrictions in Book 5465, page 561, and amended in Book 5588, page 429, all in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James R. Richards and wife, Jane F. Richards, as tenants by the entirety, by deed from Robert S. Biscan & Co., Inc., of record in Book 6367, page 58, Register's Office for Davidson County, Tennessee.

James R. Richards and James R. Richards, Jr. is one and the same person.

IDENTIFICATION REFERENCE

AUG 8 2 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2.7.1.7.6

88/SC 396.92- CHEC

Person or Agency Responsible For Payment of Taxes

Name NATIONAL MtgCo

Address 4024 Knight Arnold Rd
Memphis, TN 38118

ADDRESS NEW OWNER:

980 Flintlock Place
Nashville, TN 37217

MAP AND PARCEL:

135-16-A-12

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Jackie King (L. S.)

James R. Richards Jr. (L. S.)
JAMES R. RICHARDS JR.

Dal Daley (L. S.)

Jane F. Richards (L. S.)
JANE F. RICHARDS

STATE OF TENNESSEE
Davidson County } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State JAMES R. RICHARDS JR. and wife, JANE F. RICHARDS

, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of March 1985

Clara L. Watson
Notary Public

My Commission expires 7-18-87

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 111,750.00 Affiant John A. Wilkins

Subscribed and sworn to before me this 7th day of August 1985

Notary Public Christy Wilkins Kelley

Comm Ex 11-1-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 5622 PAGE 220

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

111750.00- CONT
290.42 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 296.92-
5734408/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27 17 6

IDENTIFICATION REFERENCE

AUG 8 2 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161738