BOOK 6705 PAGE 105

File Box 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,077.24

Cloyd D. Allen, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 19 85

Notary Public

MY COMMISSION EXPIRES July
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Cloyd D. Allen, Jr. (NAME)	Chemical Mortgage Company (NAME)	19W-18770
1010 Maxwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	Map: 83-5
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	Par: #144

FOR AND IN 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, Lawrence R. Richardson and wife, Pamela M. Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cloyd D. Allen, Jr.

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 the westerly 45 feet of Lot No. 30 on the Map of House and Simonton's Subdvision, as of record in Book 57, Page 137, Register's Office for Davidson County, Tennessee, to which Plan reference is herein made for a more complete and accurate description.

BEING the same property conveyed to Lawrence R. Richardson and wife, Pamela M. Richardson by deed from Administrator of Veterans Affairs, of record in Book 6089, Page 348, Register's Office for Davidson County, Tennessee.

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

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD, that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6089, Page 351, said Register's Office, payable according to the terms and conditions therein.

( ) Unimproved This is improved (X) property, known as 1010 Maxwell Avenue (House Number) (Street) Nashville, TN 37206 (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 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 ti, 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 hands this 6th day of November, 19 85

x Pamela M. Richardson
Pamela M. Richardson

x Lawrence R. Richardson
Lawrence R. Richardson

STATE OF TENNESSEE
Davidson County

BOOK 6705 PAGE 106

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence R. Richardson and wife, Pamela M. Richardson or proved to me upon the basis of satisfactory evidence 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, Tennessee, this 6th day of November 1985

Commission expires July 27, 1986

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed 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
Lawrence R. Richardson
Pamela M. Richardson

TO
Cloyd D. Allen, Jr.

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

5.1520

IDENTIFICATION REFERENCE

Nov 7 2 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6705 PAGE 107

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

44077.24- BASE
114.66 RSTAX
.50 PRFE
6.00 UREC
CHECK 121.16-
4851A11/07/85 BAL .71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.15.20

IDENTIFICATION REFERENCE

Nov 7 2 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190112