THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
Attorney at Law
507 East College Street
Dickson, Tennessee 37055

Map 129-11
Par 65.1a

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 ($115,000.00) DOLLARS, cash in hand paid by WOODROW W. RICHARDSON, JR. and wife, CEMELE M. RICHARDSON, receipt of which is hereby acknowledged, WE, RAYMOND EDWARDS and wife, DOROTHY G. EDWARDS, have bargained and sold and by these presents do transfer and convey unto the said WOODROW W. RICHARDSON, JR. and wife, CEMELE M. RICHARDSON, their heirs and assigns, a certain tract or parcel of land as follows:

BOOK 6758 PAGE 298

Lying and being in Davidson County, State of Tennessee, and being Lot No. 145 on the Plat of Section I of Warner Park Valley of record in Book 3600, Pages 12, 13, and 14, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 145 fronts 102 feet on the East side of Vaughn's Gap Road and extends back 150.05 feet on the North line and 148.28 feet on the South line, to a dead line in the rear on which it measures 96.5 feet.

Being the same property conveyed to Raymond Edwards and wife, Dorothy G. Edwards by deed from Murphree Realty Company, dated February 26, 1964, and of record in Book 3701, Page 365, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the restrictions and reservations of record in Book 3466, Page 89, in the Register's Office of Davidson County, Tennessee, originally made applicable to Triangle Ranchland, Section I, but subsequently made applicable to Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, by an instrument of record in Book 3577, Page 511, which instrument also amends Paragraph 15, Section B, of said restrictions; and to the easements and limitations shown on the map of record in Book 3600, Pages 12, 13 and 14, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WOODROW W. RICHARDSON, JR. and wife, CEMELE M. RICHARDSON, their heirs and assigns, forever. And we covenant with the said WOODROW W. RICHARDSON, JR. and wife, CEMELE M. RICHARDSON, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said WOODROW W. RICHARDSON, JR. and wife, CEMELE M. RICHARDSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hand this 13th day of December, 1985.

Raymond Edwards
RAYMOND EDWARDS

Dorothy G. Edwards
DOROTHY G. EDWARDS

STATE OF TENNESSEE

COUNTY OF Dickson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, RAYMOND EDWARDS and wife, DOROTHY G. EDWARDS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 13th day of December, 1985.

Lisa Hall
Notary Public

My Commission Expires: 4-14-87

AFFIDAVIT

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I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Woodrow W. Richardson, Jr.
Affiant

Sworn to and subscribed before me this 13th day of December, 1985.

Lisa Hall
Notary Public

My Commission Expires: 4-14-87

* * * * * * * * * * *

MAP _____

GROUP _____

PARCEL _____

SEND TAX BILLS TO:

Mr. & Mrs. Woodrow Richardson
66 Vaughns Gap Road
Nashville, TN 37205

FILED
JAN 8 2 05 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

6.7.205.

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

RECEIVED OF _____

FOR _____

BOOK 6758 PAGE 300

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

115000.00- CAPIT.
299.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 305.50-
3919A01/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.205

IDENTIFICATION REFERENCE

JAN 8 2 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208724