BOOK 6937 PAGE 181 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Oscar J. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FILED BOOK 40

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar J. Richardson (NAME)	Mortgage Trust Company (NAME)	
543 American Road (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	90-16-45.00
Nashville, Tn. 37209 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (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, Ruth M. O'Brien, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar J. Richardson and wife, Lucy C. Richardson

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. 39 on the Plan of Charlotte Park, Section I, of record in Book 2663, pages 2, 3, 4, 5, and 6, Register's Office for said County, and described as follows:

SAID Lot No. 39 fronts 79.0 feet on the southerly side of American Road, and runs back 150.8 feet on the westerly line and 145.0 feet on the easterly line, to a dead line in the rear on which it measures 69.3 feet.

Being the same property conveyed to Alfred Alonzo O'Brien and wife, Ruth M O'Brien by deed from Victor H. Willis and wife Dorothy H. Willis of record in Book 3343, page 93, Register's Office, Davidson County, Tennessee. The said Alfred Alonzo O'Brien has since died.

27.443

IDENTIFICATION REFERENCE

AUG 1 2 09 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CLERK

This is unimproved ( ) improved (XX) property, known as 543 American Road, Nashville, Tn. 37209
(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 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 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 my hand this 30th day of July 19 86

Ruth M. O'Brien
Ruth M. O'Brien

5300

BOOK 6937 PAGE 182

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 Ruth M. O'Brien, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 1986.

Commission expires 1-10-89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, 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, and corporation, and that (he) (they) as such _____ and _____ 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

Ruth M. O'Brien, a widow

TO

Oscar J. Richardson and wife, Lucy C. Richardson

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 6937 PAGE 183

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

63500.00- CANT.
177.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.30-
5300A08/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27443

IDENTIFICATION REFERENCE

AUG 1 2 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278506