Lee 67

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: NO MORTGAGEE	MAP-PARCEL NUMBERS:
RICK M.. JOHNSON, TRUSTEE	SAME	6DA 22910
(NAME)	(NAME)	
2138 Canady Avenue		105-16-209
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6999 PAGE 938

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, THOMAS A. RICHARDS AND WIFE, ANNIE FRANCES RICHARDS,

have bargained and sold, and by these presents do transfer and convey unto the said RICK M. JOHNSON, TRUSTEE, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors in trust and assigns, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 3 on the map of John H. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for said County, described as follows: Beginning at a point on the easterly margin of Canaday Avenue at the corner of Lots Nos. 3 and 4; thence with the easterly margin of said Canday Avenue, northwardly 53.665 feet to a point; thence eastwardly and parallel with the line between said two lots, 150 feet to a point; thence southwardly and parallel with the easterly margin of said Canaday Avenue, 53.665 feet, more or less, to a point in the northerly boundary line of said Lot No. 4; thence with the line between said Lots Nos. 3 and 4, westwardly 150 feet to the beginning.

Being the same property conveyed to Thomas A. Richards and wife, Annie Frances Richards, by deed fron Phillip Sanders Gray, Sr. and wife, Ora Bernetta Gray, of record in Book 4877, page 548, Register's Office for Davidson County, Tennessee.

4 9 3 8 5

IDENTIFICATION REFERENCE

Oct 3 2 28 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2138 Canaday Avenue (House Number) (Street)
Nashville, TN. 37211 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 30th day of September, 19 86

Thomas A. Richards
THOMAS A. RICHARDS

Annie Frances Richards
ANNIE FRANCES RICHARDS

BOOK 6999 PAGE 939

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 THOMAS A. RICHARDS AND WIFE, ANNIE FRANCES RICHARDS

the bargainors, 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 Madison, Tennessee, this 30th day of September, 1986.

My commission expires 7-17-88 Notary Public Joyce B. Dorehue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $12,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Debbie Tubbs

Sworn to and subscribed before me this 30th day of September, 1986.

My commission expires 7-17-88 Notary Public Joyce B. Dorehue

RETURN TO: This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115

Name Address

WARRANTY DEED

FROM THOMAS A. RICHARDS ET UX

TO RICK M. JOHNSON, TRUSTEE

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6999 PAGE 940

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

12500.00- CAMT.
35.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 41.50-
0227A 10/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49385

IDENTIFICATION REFERENCE

Oct 3 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302849