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FORM NO. WD-1

3466
430728-0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Thomas Alvin Richards
Affiant

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

Julia F. Bernard
Notary Public

MY COMMISSION EXPIRES: July 10, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Alvin Richards (NAME)	Fidelity Federal Savings & Loan (NAME)	94-16-24
304 Spence Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	3DZ-04470
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Joseph B. Robinson and wife, Mary R. Robinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Alvin Richards and wife, Annie Francis Richards

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. 17 on the Plan of Spence Circle, as of record in Book 1424, page 62, said Register's Office.

Said Lot No. 17 fronts 75 feet on the easterly margin of Spence Circle and runs back between parallel lines 160 feet to a line in the rear which measures 75 feet thereon.

Being the same property conveyed to Joseph B. Robinson and wife, Mary R. Robinson by deed from Thomas R. Sowell and wife, Christina Sewell as of record in Book 3535, page 599, said Register's Office.

79512

IDENTIFICATION REFERENCE

JAN 2 2 30 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is [ ] unimproved (XX) improved property, known as 304 Spence Circle, Nashville, Tennessee 37210
(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 their hand s this 30th day of December, 19 86

Joseph B. Robinson

Mary R. Robinson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph B. Robinson and wife, Mary R. Robinson

the 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 Nashville, Tennessee, this 30th day of December, 19 86

Linda F Brown Notary Public

Commission Expires July 10, 1990

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Joseph B. Robinson and wife, Mary R. Robinson

TO
Thomas Alvin Richards and wife, ~~Annie~~ Francis Richards

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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

4750. [illegible]
13.00 [illegible]
.50 [illegible]
[illegible] [illegible]
[illegible] 139.50-
[illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.95 I 2

IDENTIFT REFERENCE

JAN 2 2 30 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30148