FILE BOX "7" FILE NO. 22267

BOOK 7386 PAGE 607

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Charles Fralin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 19 87

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| VIRGINIA SANTANA et vir | S A M E (No Mortgagee) | 69-16-55 |
| (NAME) | (NAME) | |
| 3603 Old Hydes Ferry Pk. | | 13DA-61525 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN. 37218 | | |
| (CITY) (STATE) (P.O. ZIP) | (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, E. N. RICHARDSON et ux, CLARA RICHARDSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA SANTANA et vir GUS SANTANA,

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 the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of J. J. Holzapfel's Subdivision at Bordeaux, not of record, described according to a survey by Watkins and Murray, Surveyor, dated March 2, 1949, as follows:

BEGINNING at a point on the westerly margin of Hydes Ferry Road, at the northwest corner of Lot No. 2 conveyed to W. E. Hudgins and wife, by deed from Christine H. Rigsby et vir, of record in Book 1879, page 601, Register's Office for said County; thence with the northerly boundary line of said Hudgins property westwardly 180 feet to Hudgins' northwest corner, the easterly margin of Lot No. 3 of said subdivision; thence, northerly along said easterly line of Lot No. 3, 80 feet to a point; thence north 57° 45' east 180 feet to the westerly margin of said Hydes Ferry Road; thence with said margin southerly 80 feet to the beginning.

BEING the same property conveyed to E. N. Richardson and wife, Clara Richardson by deed from Carl Elrod and wife, Mamye Elrod of record in Book 4073, page 971, Register's Office for Davidson County, Tennessee.

This is unimproved / X improved property, known as 3603 Old Hydes Ferry Pike, Nashville, Tennessee 37218
(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 our hands this 19th day of October, 1987

E. N. RICHARDSON

CLARA RICHARDSON

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**STATE OF TENNESSEE**
**Davidson County**

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named E. N. RICHARDSON and wife, CLARA RICHARDSON,

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 19th day of October, 19 87.

Commission Expires 1-10-89

Janet L. Davis
Notary Public

**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

TO

7682U

IDENTIFICATION REFERENCE

OCT 26 9 45 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

# 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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

350000.00- CAMT.
98.00 CSTAX
.50 PRFEE
6.00 MDECO
CHECK 104.50-
5996A10/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.8 2 0

IDENTIFI REFERENCE

Oct 26 9 45 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**No.** 29360