50B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9765 PG 875

ADDRESS NEW OWNER:
Howard G. McCrary and Anita F. McCrary
801 Nella Drive
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 33-14
GROUP
PARCEL 86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stevie R. Richardson and wife, Shirley J. Richardson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Howard G. McCrary and wife, Anita F. McCrary, 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. 18 on the Plan of Pleasant Hill, of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Stevie R. Richardson and wife, Shirley J. Richardson by deed from Don E. Childress and wife, Marion C. Childress, as of record in Book 9066, page 77, Register's Office for Davidson County, Tennessee.

This is improved property known as 801 Nella Drive, Goodlettsville, TN 37072.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 2900, page 69, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard G. McCrary and wife, Anita F. McCrary, their heirs and assigns, forever; and we, Stevie R. Richardson and wife, Shirley J. Richardson, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of August, 1995.

Stevie R. Richardson

Shirley J. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stevie R. Richardson and wife, Shirley J. 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1995.

C. L. MOORE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: January 28, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 126,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 1995.

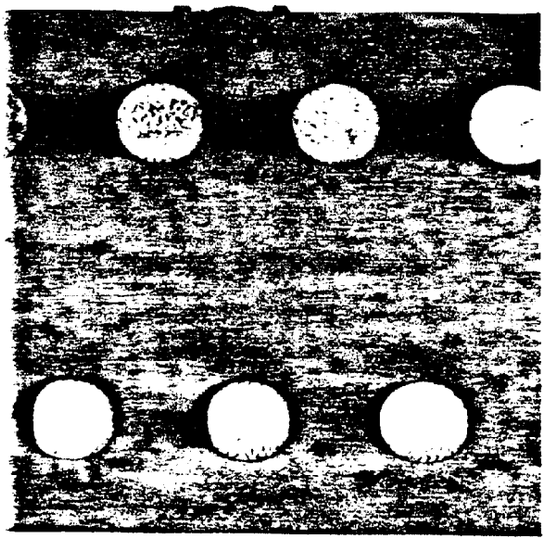
NOTARY PUBLIC

My Commission Expires: 07/21/96

95 AUG 17 PM 1:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0090621

3696 08/17 0101 03CHECK 475.20



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

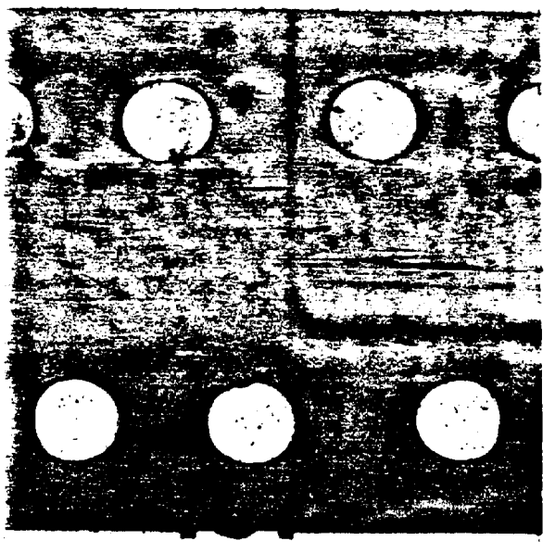
RECEIVED OF _____

FOR _____

BOOK 9765 PG 877

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



CAMT
126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
TOTAL 475.20
CHECK 475.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/17/95 01 13:14 0001 3686

0090621
IDENTIF. ↑ REFERENCE

95 AUG 17 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942659