BOOK 10820 PG 347

**BOX 44**

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|---|---|
| 44<br>**THIS INSTRUMENT PREPARED BY:**<br>**George Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $99,000.00.<br><br>Jack Richardson<br>**Affiant**<br><br>Subscribed and sworn to before me, this 25th day of February, 1998.<br><br>Notary Public<br><br>My Commission Expires: 1-2-99 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Jack Richardson and wife,<br>Jewel Richardson<br>5428 Ashlawn Drive<br>Nashville, TN 37211 | Send Tax Bills To:<br>CTX Mortgage Company<br>P O Box 199000<br>Dallas, TX. 75219 | Map-Parcel Number:<br><br>162-10-0-230.00<br>5DU 77633 |

98 MAR -3 AM 11:14

0407399

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP LLOYD ELDER AND WIFE, NANCY A. FRANCIS ELDER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JACK RICHARDSON AND WIFE, JEWEL RICHARDSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Hickory View, Section Four, of record in Book 6900, page 373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Lloyd Elder and Nancy A. Francis, now Elder, by deed from Donald H.Henry, Jr., and wife, Elizabeth Henry, of record in Book 8991, page 179, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 7322, page 278, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, page 373, Register's Office for said County.

This is improved property known as 5428 Ashlawn Drive, Nashville, TN 37211.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 25th day of February, 1998.

Philip Lloyd Elder

Nancy A. Francis Elder

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILIP LLOYD ELDER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 25th day of February, 1998.

Notary Public

My Commission Expires: 11/27/99

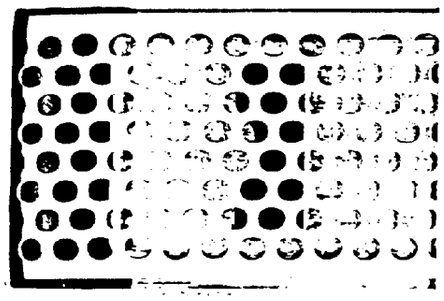
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY A. FRANCIS ELDER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 25th day of February, 1998.

Notary Public

My Commission Expires: 11/2/99



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

RECEIVED OF _____

FOR _____

BOOK 10820 PG 350

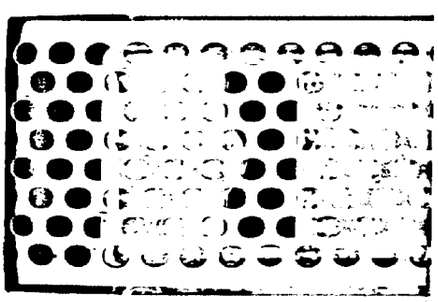
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

| | |
|---|---|
| DRFT | [illegible] |
| DRFT 1 | [illegible] |
| PRFEE | 1.00 |
| MISC | 10.00 |
| TOTAL | [illegible] |
| CHECK | [illegible] |

03/03/98 01 [illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0407399
IDENTIF. & REFERENCE
98 MAR -3 PM 4:14

**No.** 1260947