03

Realty Title 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Gail Hignutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

FERRAD JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/03/05 10:15 2 pg
Fees:13.00 Taxes:1683.50

20050803-0090863

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade M. Todd	1ST TRUST BANK FOR SAVINGS	**Map 159-2**
(NAME) **5404 Camelot Road**	(NAME) P.O. Box 17257	**Parcel 4**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **EVELYN R. RICHMOND** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WADE M. TODD AND WIFE, MARY A. TODD,** 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.2 on the Plan of Camelot Acres, Section I, as of record in Book 3700, page 98, as amended in Book 4136, page 694, Register's Office for Davidson County, Tennessee.

Said Lot No.2 fronts 197.7 feet on the northerly side of Camelot Road and extends back 209.3 feet on the Westerly line and 242.6 feet on the Easterly line, to a deed line, measuring 184.13 feet thereon.

Being the same property conveyed to Samuel B. Richmond and wife, Evelyn R. Richmond by deed from Edith Carmer Sannella, a single person, of record in Book 5162, page 145, Register's Office for /Davidson County, Tennessee. The said Samuel B. Richmond died December 29, 2003 leaving his interest in said property to his wife, Evelyn R. Richmond.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 3700, page 98, as amended in Book 4136, page 694, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 5404 Camelot Road, Brentwood, TN 37027
(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 25th day of July, 2005.

Evelyn R. Richmond
Evelyn R. Richmond

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Evelyn R. Richmond the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2005.

Commission expires: 3-31-07

Terri D. Jackson

Terri D. Jackson Notary Public

