"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean R. Richardson (NAME:)	Same (NAME:)	116-13
501 Jackson Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 134
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 5646 PAGE 908

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- ---------- *DOLLARS ,*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, J. Reginald Dunlap and wife, Kathryn S. Dunlap (the "Grantors"),

IDENTIF. REFERENCE
SEP 4 2 54 PM '80
FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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have bargained and sold, and by these presents do transfer and convey unto the said Jean R. Richardson (the "Grantee"), her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 1 on the Plan of Boxcroft, as of record in Book 4860, page 28, Register's Office for said County.

Beginning at a point in the easterly margin of Boxcroft Place at the common dividing line between Lots Nos. 1 and 2 on said plan; thence easterly along said dividing line 145 feet to a point; thence northerly 62.21 feet to a point in the southerly margin of Leake Avenue; thence westerly along the southerly margin of Leake Avenue 120.39 feet to the beginning of a curve; thence around said curve a distance of 38.88 feet to a point in the easterly margin of Boxcroft Place; thence southerly along the easterly margin of said Boxcroft Place 35.39 feet to the point of beginning.

Being the same property conveyed to J. Reginald Dunlap and wife, Kathryn S. Dunlap, by deed from Robert L. Chalfant and wife, Elizabeth R. Chalfant, of record in Book 5445, page 332, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 3rd day of September, 19 80

J. Reginald Dunlap
Affiant

My commission expires: 8/10/83 (Affix Seal)

Notary Public

Said property is sold and conveyed subject to the following:

1. 1980 real property taxes, which have been prorated and assumed by the Grantee;

2. All matters shown on the Plan of Boxcroft, of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 4932, page 76, said Register's Office, as amended in Book 4956, page 648, said Register's Office; and

4. By-Laws of the Association of Owners of Boxcroft, of record in Book 5365, page 7, said Register's Office.

unimproved (X)
This is improved ( ) property, known as ..... Boxcroft Place, Nashville, TN 37205 .....
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as set forth herein.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 3rd *day of* September, *19*80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Reginald Dunlap

J. Reginald Dunlap

Kathryn S. Dunlap

Kathryn S. Dunlap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elsie Stuart, a Notary Public in and for said County and State, the within named J. Reginald Dunlap and wife, Kathryn S. Dunlap,

the bargainor_s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 19 80.

Elsie Stuart, Notary Public.

Commission Expires 2/22/83.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5646 PAGE 911

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
			45000.00-	CO
			117.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	126.50
0177A09/04/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0614

IDENTIF. REFERENCE

SEP 4 2 59 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 778110