FILE PIONEER TITLE CO.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
M/Ms. Thomas W. Land (NAME)	First Federal S & L Assc. (NAME)	144-15
6108 Montcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Street (STREET ADDRESS)	29 Js
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	FH-14612

BOOK 5690 PAGE 528

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note in the original principal sum of $55,600.00, payable to First Federal Savings and Loan Association in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by Ronald Lee Richardson and wife, Carole A. Richardson, to J. G. Lackey, Jr., Trustee, of record in Book 5205, page 852, Register's Office for Davidson County, Tennessee,

RONALD LEE RICHARDSON and wife, CAROLE A. RICHARDSON

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~

THOMAS W. LAND and wife, SOPHIA RANDI BURNAM LAND

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 67 on the Plan of Hillsboro Park, Section II as of record in Book 2331, page 61 & 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald Lee Richardson and wife, Carole A. Richardson, by deed from Stanley C. Roddy, Jr., and wife, Suzanne M. Roddy of record in Book 5205, page 850, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Book 2331, pages 61 & 62; and (2) Restrictions of record in Book 2435, page 237 applicable in Book 2446, page 405, corrected in Book 2447, page 303 as amended in Book 2603, page 440, said Register's Office.

Vernon M. Williams, Sr., a member of the Committee of Hillsboro Park, Signs this Deed in order to waive any repossession option that Hillsboro Park may have and in order to satisfy the restrictive covenant.

This is unimproved ( ) / improved (X) property, known as 6108 Montcrest Drive, Nashville, Tennessee 37215

(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 9TH day of December, 1980.

Ronald Lee Richardson (signature) — Ronald Lee Richardson

Carole A. Richardson (signature) — Carole A. Richardson

Vernon M. Williams, Sr. (signature) — Vernon M. Williams, Sr.

STATE OF MINNESOTA
COUNTY OF OLMSTED

BOOK 5690 PAGE 529

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Lee Richardson and wife, Carole A. Richardson

the bargainors, 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 Rochester, Minnesota, this 9th day of December, 1980.

My commission expires November 28, 1985 Notary Public

MARITA RIEGLER
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
My Commission Expires Nov. 28, 1985

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Vernon M. Williams, Sr., a member of the Committee of Hillsboro Park, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 1980.

Notary Public

My commission expires: February 3, 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 93,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas Wilson Land

Sworn to and subscribed before me
this 10th day of December, 1980.

My commission expires April 17, 1983 Notary Public

This instrument was prepared by:

George E. Mudter, Jr., Atty., 254 Highlands Bldg., Brentwood, TN 37027
Name Address

362 WARRANTY DEED - CHECK

FROM
RONALD LEE RICHARDSON
and wife,
CAROLE A. RICHARDSON

TO
THOMAS W. LAND and wife,
SOPHIA RANDI BURNAM LAND

FILE PIONEER TITLE CO.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
Dec 15 2 38 PM '80

IDENTIF. REFERENCE

32.00

File Box 38
First Title and Escrow Co., Inc.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5690 PAGE 530

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
			93500.00- CO	
			243.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	249.60-
0362A	12/15/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 2 0 0 7

IDENTIF. REFERENCE

DEC 15 2 38 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 797630