Preparer's Copy P.S. attn One Commerce Pl Nash TN

BOOK 5788 PAGE 325

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John G. Fahner, Jr. and Diane Hamilton	The Lomas & Nettleton Co.	134-13
281 Largo Drive (NAME)	P. O. Box 1056 (NAME)	#227
Nashville, TN (STREET ADDRESS OR ROUTE NUMBER)	Virginia Beach, VA 23451 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No /100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to The Lomas & Nettleton Company, secured by a deed of trust in Book 5035, page 68, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

CHARLES W. RICHEY (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto the said

JOHN G. FAHNER, JR. and DIANE HAMILTON, as Joint Tenants with the Right of Survivorship

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 355 on the Plan of Hillbrook Section VI, as of record in Book 4175, page 7, Register's Office for said County.

Said Lot 355 fronts 95 feet on the southwesterly side of Largo Drive and extends back between lines 176.8 feet on the northeasterly line and 178.7 feet on the southwesterly line to a line in the rear measuring 50.6 feet thereon.

Being the same property conveyed to Charles W. Richey and wife, Eva A. Richey by deed from Mark Ken Parson and wife, of record in Book 5177, page 757, the said parties having since divorced and Eva A. Richey having quitclaimed her interest to Charles W. Richey of record in Book 5750, page 863, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 77,000.00

Subscribed and sworn to before me, this the 20th day of August 19 81

My commission expires 1/20/85 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 281 Largo Drive, Nashville, TN (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1981 taxes; deed of trust in Bk.5035,p.68;plan of record in Bk.4175,p.7;restrictions in Bk.4213,p.155

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 20th *day of* August *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles W. Richey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg Charles W. Richey, *a Notary Public in and for said County and State,*

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 and official seal at Nashville *Tennessee, this* 20th *day of* August, *19* 81.

Gail O Pigg *Notary Public*

Commission expires 1/20/85

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 .....

WARRANTY DEED

FROM

TO

G 5 7 5 3 1

IDENTIFICATION REFERENCE

AUG 27 1 43 PM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5788 PAGE 327

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
			77000.00- CO	
			200.20 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	206.70-
5086	A	08/27/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65753 I

IDENTIF. REFERENCE

AUG 27 1 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 840694