B424

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

James R. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 19 84.

Patricia L. Clark
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

BOOK 6367 PAGE 58

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Richards (NAME)	First Nationwide Savings & Loan (NAME)	2D/53602
908 Flintlock Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 126087 (STREET ADDRESS)	135/16A
Nashville, TN. 37217 (CITY) (STATE) (P O ZIP)	Miami, Florida 33102-6087 (CITY) (STATE) (ZIP)	12.00

FOR AND IN 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, Robert S. Biscan & Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Richards and wife, Jane F. Richards, as tenants by the entirety.

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:

BEING Lot No. 28 on the Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village, of record in Book 5200, pages 186, 187, 188, & 189, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert S. Biscan & Co., Inc., by deed from 2250 Associates, a Tennessee Joint Venture, of record in Book 6296, page 230, Register's Office for said County.

This conveyance is subject to restrictions of record in Book 4827, page 14, Book 5465, page 561, an amendment of record in Book 5588, page 429, said Register's Office.

This conveyance is subject to minimum rear yard line; utility and drainage easements; anchor easement; and building setback lines of record in Book 5200, pages 186, 187, 188, & 189, said Register's Office.

This conveyance is subject to any and all existing easements of record.

CHECK
~~unimproved~~ (X)
~~This is improved~~ ( ) property, known as 908 Flintlock Place, Nashville, TN. 37217
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

08/24/90

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 my hand this 22nd day of August, 19 84.

~~Robert S. Biscan & Co., Inc.~~

By: Robert S. Biscan

~~Robert S. Biscan, President~~

5015

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert S. Biscan and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the President and _____ respectively of the Robert S. Biscan & Co., Inc. the within named bargainor, a corporation, and that ~~(they)~~ (he) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert S. Biscan as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 22nd day of August 19 84

My commission expires 4/20/85

_____
Notary Public

WARRANTY DEED

FROM
Robert S. Biscan & Co., Inc.

TO
James R. Richards

Jane F. Richards

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

I. 4,5 3. 2. 9

IDENTIF. REFERENCE

T

AUG 24 2 19 PM '84

FRANK G. CLEMENT JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

114000.00- CAMT.
296.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 302.90-
5015A08/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.45.32.9

IDENTIF. REFERENCE

AUG 24 2 19 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0063709