FORM NO. WD-1

BOOK 6464 PAGE 96

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,400.00

Peggy A. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Dec, 19 84

Notary Public

MY COMMISSION EXPIRES: 4/15/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
KENNETH M. SWITZER, 2200 Hillsboro Rd., Suite 400, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Ann Richardson (NAME)	Shearson/American Express Mtg. Corp. (NAME)	162-9
706 Apple Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1201 (STREET ADDRESS)	23
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	San Bernadino, CA 92402 (CITY) (STATE) (ZIP)	5DU-32322

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, SUSAN M. DOWDY VICK and GREGORY GORDON VICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY ANN RICHARDSON, unmarried

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 Unit No. 8, located on Lot No. 17, on the Plan of Cedarwood Condominiums, Phase III, (Revised) of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

BEING the same property conveyed to Susan M. Dowdy, now Susan M. Dowdy Vick by deed of record in Book 6116, page 385, from Daryoush Tavakol et ux, Nancy M. Tavakol of record in the Register's Office of Davidson County, Tennessee. Gregory Gordon Vick adds his name on this instrument for the purpose of conveying any and all right, title and interest that he may have in and to the above described property.

RECEIVED
DAVIDSON COUNTY, TN
REGISTER
DEC 31 3 22 PM '84

IDENTIF. REFERENCE

I-7381 8

This is unimproved ( ) improved (X) property, known as 706 Apple Court Nashville, TN 37211
(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 31st day of December, 19 84

Susan M. Dowdy Vick
SUSAN M. DOWDY VICK

GREGORY GORDON VICK

12/31 3:54 3945

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kenneth M. Switzer, a Notary Public in and for said County and State, the within named Susan M. Dowdy Vick and Gregory Gordon Vick

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 Nashville, Tennessee, this 31st day of December, 1984.

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

SUSAN M. DOWDY VICK and

GREGORY GORDON VICK

TO

PEGGY ANN RICHARDSON

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			35400.CO- CAMT.	
			92.04 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	98.54-
9945A	12/31/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 8 1 8

IDENTIF. REFERENCE

Dec 31 3 22 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 97666