ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
George Richey, et ux (NAME)	SAME (NAME)	Map 104-4
1800 Grand Ave, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 66
Nashville, TN 37212 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	FB# 10W02340

WARRANTY DEED

BOOK 6485 PAGE 672

For and in consideration of the sum of Ten & 00/100 DOLLARS

and other good and valuable consideration received from the grantees hereinafter named,

James W. Stafford

have bargained and sold, and by these presents do transfer and convey unto the said George Richey and wife, Tammy Wynette Richey

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

Being the easterly 50 feet of Lots Nos. 156, 157, and 158 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, page 81, in Chancery Court at Nashville.

Said part of Lots 156, 157 and 158 fronts 50 feet on the northerly side of Grand Avenue and extends back between parallel lines with the westerly margin of 18th Avenue, South, 150 feet to a dead line.

Being the same property conveyed to James W. Stafford, a single man, by deed from Renkin, Inc., of record in Book 5928, page 98, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions, easements and setback lines of record, and to the lien of 1985 taxes.

FEB 5 8 59 AM '85
FELIX A. HILSMAN, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

I 8 0 9 4 4

unimproved ( )
This is improved (X) property, known as 1800 Grand Ave., Nashville, TN 37212
(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 4TH day of February, 19 85

James W. Stafford
by Al C. Mifflin, Attorney in Fact

$650 TAX PAID

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6486 PAGE 673

Personally appeared before me, JOHN J. ARCHER, a Notary Public in and for said County and State, the within named Al C. Mifflin, to me known to be the person who executed the foregoing instrument in behalf of James W. Stafford, and acknowledged that he executed the same as the free act and deed of said James W. Stafford, an unmarried person, pursuant to the Power of Attorney recorded in Book 6243, page 143, Register's Office for Davidson County, Tennessee.

~~the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.~~

Witness my hand and official seal at Nashville, Tennessee, this 4TH day of February, 1985.

My commission expires 1-19-86 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 178,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 4TH day of February, 19 85.

My commission expires 1-19-86 Notary Public

This instrument was prepared by:
John J. Archer, Atty., 300 Court Square Bldg., Nashville, TN 37201
R8501 Name Address

WARRANTY DEED
FROM
TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6486 PAGE 674

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

178000.00- CAMT.
462.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 469.30-
8660A02/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 9 4 4

IDENTIF. REFERENCE

FEB 9 9 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106124