THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Will Richards 288 Delvin Drive Nashville, TN 37211	Dominion Bancshares Mortgage Corporation 9900 Main Street, Suite 200 Fairfax, Virginia 22031	162-1 99 5DU-39855

Fully 8

WARRANTY DEED

BOOK 6543 PAGE 700

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Louise Richards, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Will Richards and wife, Jacqueline F. Richards hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the plan of Tusculum Gardens, of record in Book 4660, page 35, Register's Office for said County.

SAID Lot No. 10 fronts 75.0 feet on the northeasterly margin of Delvin Drive and extends back 148.3 feet on the northwesterly line and 148.0 feet on the southeasterly line to a dead line in the rear, measuring 93.15 feet thereon.

BEING the same property conveyed to Willie C. Richards and wife, Louise Richards by deed from American Homes, of record in Book 4792, page 369, said Register's Office. Willie C. Richards has since died.

The property herein conveyed is subject to restrictive covenants of record in Book 4709, page 48, said Register's Office, and to the matters set forth in the above referenced plan of record.

J0021 C

T IDENTIF. REFERENCE

APR 29 12 15 PM '85
REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 288 Delvin Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of April, 1985.

Louise Richards
Louise Richards

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of April, 1985, before me personally appeared Louise Richards, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6543 PAGE 701

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 68,500.00.

Jacqueline F. Richards
Affiant

Subscribed and sworn to before me, this the 26th day of April, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Louise Richards, unmarried

to:
Will Richards and wife, Jacqueline F. Richards

return to box 8 jcb
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23441

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6543 PAGE 702

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

68500.00- CAMT.
178.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 184.60-
2472A04/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0021 9

IDENTIF. T REFERENCE

APR 29 12 15 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 129299