5741

WARRANTY DEED

FROM: Wanda W. Courter and husband, Martin Courter, Grantors

TO: The Richter Company, Inc., Grantee

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows:

The Richter Company, Inc.
3212 West End Avenue
Nashville, Tennessee 37203

Send Tax Bills To: same

Map-Parcel Numbers

143-6A-9

Field Book Numbers

9D-74008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Seven Thousand Five Hundred Dollars ($27,500).

Cynthia N. Sellers
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22 day of January, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-86

FOR AND IN CONSIDERATION OF the sum of Twenty-Seven Thousand Five Hundred Dollars ($27,500), the receipt and sufficiency of which are hereby acknowledged, Wanda W. Courter and husband, Martin Courter, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said The Richter Company, Inc., a Tennessee corporation, Grantee, its successors 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. 9 on the plan of Harpeth Trace Estates, Section I, of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Wanda W. Courter by deed from Gerome L. Rosenblum et al of record in Book 6140, page 504, Register's Office of Davidson County, Tennessee.

This is unimproved property, known as Lot 9, Section I, Harpeth Trace Estates, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. Declaration of Covenants, Conditions, Liens, and restrictions, including Liens for Annual and/or Monthly assessments and charges, and special assessments, all as set forth and contained in an instrument of record in Book 5120, page 208, and Book 5380, page 357, said Register's Office.

3. The plan of record in Book 5200, page 125, said Register's Office, shows an Owner's Certificate, certain setback lines and easements a sewage soil absorption area shown thus ///// and a note: Replacement of roadways, parking areas, etc., necessitated by maintenance of public water and/or sewer lines will be at the expense of the Development or Association.

4. Premises are subject to a nonexclusive easement of record in Book 4967, page 244, said Register's Office, for among other things; ingress and egress and said easement being encumbered by the Deed of Trust of record in Book 4734, page 903, said Register's Office, and Book 4734, page 907, said Register's Office, as amended in Book 4967, page 244, said Register's Office.

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, its successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 22nd day of January, 1986.

Wanda W. Courter
WANDA W. COURTER

Martin Courter
MARTIN COURTER

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, MARTIN COURTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22 day of January, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, WANDA W. COURTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22 day of January, 1986.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

7.11 3.6

IDENTIFICATION REFERENCE

JAN 23 2 49 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1076W/1-22-86

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

27500.00- CAN'T
71.50 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 81.00-
8637A01 1/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7: 1 1 3 6

IDENTIF! REFERENCE

JAN 23 2 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213333