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FORM NO. WD-1

File Box 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25,438.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

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
Jerry L. Hall (NAME)	Lomas & Nettleton Company (NAME)	Map 61-16
3606 Golf Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660720 (STREET ADDRESS)	Par. 195
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Dallas, TX - 75266-0720 (CITY) (STATE) (ZIP)	15DZ-20735

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, Randy T. Richards and wife, Mary K. Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L. Hall

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. 38, Block C, on the Plan of Sunnymeade Estates Subdivision, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 50 feet on the northerly margin of Ardee Avenue and extends back 282.0 feet on the easterly line and 279.4 on the westerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Randy T. Richards and wife, Mary K. Richards by deed from John R. McMillen, Trustee, of record in Book 5981, page 852, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the mortgage held by The Lomas & Nettleton Company of record in Book 5981, page 855, said Register's Office. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to such easements and setback lines of record in Book 974, pages 56 and 57, and such Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

CHECK 8 1 7 3 9

IDENTIFICATION

MAR 10 11 17 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1225 Ardee Nashville, TN 37216

(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.

03/10

Witness our hand s this 5th day of March, 1986

Randy T. Richards

Randy T. Richards

Mary K. Richards

Mary K. Richards

1475

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Randy T. Richards and Mary K. Richards

the bargainor S, 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 5th day of March 1986

Commission expires 5/13/89

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

Randy T. Richards and wife,

Mary K. Richards

TO

Jerry L. Hall

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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

25436.17- CAMT
66.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 72.54-
1476A03/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81739

IDENTIFICATION REFERENCE

MAR 10 11 1 AM '86

FELIX Z. WILSON
DAVIDSON COUNTY

No. 225842