BOOK 6817 PAGE 633

FORM NO. WD-1

7.6 # 27

Bar 27

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Michael J. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 86.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Richards et ux (NAME)	National Mortgage Company (NAME)	MAP 133-12
3865 Scotwood Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PARCEL 245
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	FB# 5DU-10027

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, William James Wheeler, III and wife, Brenda W. Wheeler (formerly Brenda K. Wells)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Richards and wife, Kimberly D. Richards

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:

LAND in Davidson County, Tennessee, being Lot No. 134 on the plan of Greenwood Hills, Section Three, of record in Book 5050, page 10, Register's Office for said County.

SAID Lot No. 134 fronts 50.00 feet on the southerly margin of Scotwood Drive and extends back 197.76 feet on the easterly line and 226.84 feet on the westerly line to a twice broken line in the rear, measuring 83.4 feet thereon.

BEING the same property conveyed to William James Wheeler, III and Brenda K. Wells (now known as Brenda W. Wheeler) by deed from Theodore H. Pailet, Trustee with full Power of record in Book 5368, page 760, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to (a) property taxes for 1986 for which Grantees will be responsible (b) restrictive covenants of record in Book 5086, page 766, said Register's Office (c) matters set forth on said plan.

87628

IDENTIFICATION REFERENCE

APR 1 10 49 AM 1986

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3865 Scotwood Drive (House Number) (Street) Nashville, TN 37211 (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 hand s this 25th day of March, 19 86

William James Wheeler, III

Brenda W. Wheeler

Williams James Wheeler, III

Brenda W. Wheeler

BOOK S817 PAGE 634

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named William James Wheeler, III and wife, Brenda W. Wheeler

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 25th day of March 1986

Commission expires 11-1-87

John V. Adams
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

William James Wheeler, III and wife, Brenda W. Wheeler

TO

Michael J. Richards and wife, Kimberly D. Richards

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 6817 PAGE 635

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
			54000.00-	CAPT.
			140.40	CSTAX
			.50	PRFEE
			6.00	WDFEE
			CHECK	146.90-
			0462A04/01/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87626

IDENTIFICATION REFERENCE

APR 1 10 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232654