File 1

BOOK 6894 PAGE 331

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Richard E. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 19 86.

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co., 2711 Murfreesboro Road Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard E. Richardson (NAME) | First Investment Company (NAME) | 112 |
| 8681 Old Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER) | 2244 Mock Road (STREET ADDRESS) | 00 |
| Nashville, TN 37143 (CITY) (STATE) (P. O. ZIP) | Columbus, OH 43216 (CITY) (STATE) (ZIP) | 0 |

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, Joseph Matthew Chester and wife, Patricia Garland Chester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Richardson and wife, Nadene W. Richardson

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 a portion of a tract conveyed to Clifton E. Chester, Sr. et al, by warranty deed dated June 8, 1956, from Charles Hale et ux, of record in Book 2542, Page 17, Register's Office for said County. Beginning at an iron stake in Dave Furgueson's line on westerly margin of a proposed 25-foot road, southwesterly corner of the tract or parcel herein conveyed; thence north 47 deg. 30 minutes west 164.3 feet to an iron pin; thence north 43 deg. east 194 feet to an iron stake; thence south 47 deg. 30 min. east 200 feet to an iron stake; thence south 51 deg. 30 min. west 195 feet to an iron stake, the point of beginning, containing .85 acres, more or less.
Also conveyed herewith is the right of ingress and egress from the subject property to Old Charlotte Pike along a 25 ft. easement as described in Book 4008, Page 894, said register's office.

Being the same property conveyed to Joseph Matthew Chester et ux Patricia Garland Chester by deed from Clifton E. Chester, Sr. et ux Jessie Elizabeth Chester, and Jesse W. Chester etux Evelyn L. Chester, of record in Book 3931, Page 135, and Book 4008, Page 894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

3931 1 2 IDENTIFICATION REFERENCE

FILED JUN 23 11 10 AM '86
FELIX Z. ELLIS JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 8681 Old Charlotte Pike, Nashville, TN 37143
(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 seised 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 hands this 18th day of June, 19 86

Joseph Matthew Chester — Patricia Garland Chester

Joseph Matthew Chester — Patricia Garland Chester

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Matthew Chester and wife, Patricia Garland Chester

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

Witness my hand and official seal at Antioch, Tennessee, this 18th day of June, 19 86.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

**FROM**

Joseph Matthew Chester and wife,
Patricia Garland Chester

**TO**

Richard E. Richardson and wife,
Nadene W. Richardson

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 65000.00- CANT. | |
| | | | 169.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 175.50- |
| 0626A06/23/86 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 1 2.

IDENTIFICATION REFERENCE

JUN 23 11 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 262041