This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 251758 FILE BOX #35

WARRANTY DEED

BOOK 6947 PAGE 595

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry G. Richardson (NAME)	First Wachovia Mortgage Company (NAME)	
5032 North Hilson Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	MAP 161-3
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	PARCEL 150

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

cash in hand paid by Jerry G. Richardson and wife, Kendra Richardson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Jerry G. Richardson and wife, Kendra Richardson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $37,200.00 secured by deed of trust of record in Book 5313, page 252, Register's Office for Davidson, Tennessee.

James D. Stepp, and wife, Alice F. Stepp

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry G. Richardson, and wife, Kendra Richardson

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for said County.

Said Lot No. 31 fronts 62.00 feet on the easterly margin of North Hilson Drive and extends back between parallel lines 176.08 feet to a dead line in the rear.

Being the same property conveyed to James D. Stepp and wife, Alice F. Stepp, by deed from Albert E. Baum and wife, Bunny V. Baum of record in Book 5537, page 622, Register's Office of Davidson County, Tennessee.

IDENTIFICATION REFERENCE 30923

AUG 13 8 10 AM '86
FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,425.00

Subscribed and sworn to before me this the 11th *day of* August *19* 86

My commission expires: 7-18-87 *(Affix Seal)*

Affiant

Notary Public

This is improved ( ) unimproved ( ) property, known as 5032 North Hilson Drive, Nashville, Tennessee 37211 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; and covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it; and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 11th *day of* August *19* 86*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D. Stepp by Alice F. Stepp
James D. Stepp

Alice F. Stepp
Alice F. Stepp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James D. Stepp and wife, Alice F. Stepp

the within named 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 Nashville, *Tennessee, this* 11th *day of* August, *19* 86.

Notary Public

Commission expires 7-18-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

WARRANTY DEED

FROM

James D. Stepp etux

TO

Jerry G. Richardson etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6947 PAGE 597

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
			58425.00- CMT.	
			163.44 ST.TAX	
			.50 RFEE	
			6.00 MISC	
			CHECK	169.94-
8260808/13/86 BAL				.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

309235

IDENTIFICATION REFERENCE

Aug 13 8 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 282361