Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William F. Earthman, III
4409 Sheppard Place
Nashville, TN. 37205

MORTGAGEE:
Commerce Union Bank
1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 130-7
PARCEL 23
BM 08215

WARRANTY DEED

BOOK 7034 PAGE 616

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Dudley C. Richter and wife, Peggy S. Richter hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William F. Earthman, III and wife, Melissa L. Earthman hereinafter called the Grantee, Grantee's 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. 4 on the plan of Lots 12 & 13 and Resubdivision of Lots 10 & 11 of Belle Meade Plan No. 2, of record in Book 421, page 112, Register's Office for said County.

SAID Lot No. 4 fronts 200.00 feet on the southerly margin of Sheppard Place and extends back between parallel lines a distance of 200 feet to a dead line in the rear.

Being the same property conveyed to Dudley C. Richter and wife, Peggy S. Richter by deed from Florence Cavert Smith of record in Book 5037, page 879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

61284

IDENTIF. REFERENCE

Nov 7 11 19 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4409 Sheppard Place, Nashville, TN. 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of November, 19 86.

Peggy S. Richter
Peggy S. Richter

Dudley C Richter
Dudley C. Richter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of November, 19 86, before me personally appeared Dudley C. Richter and wife, Peggy S. Richter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7034 PAGE 617

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 380,000.00.

William F. Earthman III
Affiant

Subscribed and sworn to before me, this the 5th day of November, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

from:
Dudley C. Richter and wife, Peggy S. Richter

to:
William F. Earthman, III and wife, Melissa L. Earthman

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25862

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

RECEIVED OF _____

FOR _____

BOOK 7034 PAGE 618

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

380000.00- CONT.
1064.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 1070.50-
3738A1 11/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61284

IDENTIFT REFERENCE

Nov 7 11 19 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 09775