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

ADDRESS NEW OWNER:
Stewart K. Richardson
561 Michele Drive
Antioch, TN 37013

MORTGAGEE:
CityFed Mortgage Company

125 Belmont Drive
Somerset, NJ 08873

MAP-PARCEL NUMBERS:
MAP 162-00
PARCEL 023
05DU-76850

WARRANTY DEED

BOOK 7036 PAGE 852

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, Bluegrass Homes, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stewart K. Richardson and wife, Carla A. Richardson

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. 65 on the plan of Whittemore Valley, Section 4, of record in Book 6250, page 873, Register's Office for said County.

SAID Lot No. 65 fronts 60.0 feet on the southerly margin of Michele Drive and extends back 245.84 feet on the easterly line and 243.53 feet on the westerly line to Benzing Road, measuring 60.04 feet on the northerly margin of said Benzing Road.

Being a portion of the same property conveyed to Bluegrass Homes, Inc. by deed from B & P Developments, a partnership of record in Book 6857, page 456, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6243, page 80, said Register's Office, and to the matters set forth in the above referenced plan of record.

62054
IDENTIFICATION REFERENCE
Nov 11 10 41 AM '86
DAVIDSON COUNTY, TN

This is (un)improved property, known as 561 Michele Drive, Antioch, TN 37013.

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 7th day of November, 19 86

Bluegrass Homes, Inc.
By: Billy J. Tisdale

Bluegrass Homes, Inc.
By: Neal Turner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Billy J. Tisdale and Neal Turner, 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 President (or other officer authorized to execute the instrument) of the Bluegrass Homes, Inc., the within named bargainor, a corporation, and that he as such President and Secretary Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and Secretary Treasurer. Witness my hand and official seal, at office in Nashville, Tennessee, this 7th day of November, 1986.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 68,950.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 1986.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Bluegrass Homes, Inc.

to:
Stewart K. Richardson and wife,
Carla A. Richardson

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

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 854

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
			68950.00- CAMT.	
			192.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	199.42-
			4630AT 11/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62054

IDENTIFI REFERENCE

Nov 11 10 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.10640