FILE Bond Satisfied

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MDSCO00613 03/02/87 jj

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s) and Send Tax Bills as Follows	Mortgagee	Map-Parcel Number(
David Northcutt, Trustee 2731 14 Street Port Neches, TX 77651	Harlon-East Properties, Inc. Suite 200 5510 Six Forks Rd. Raleigh, NC 27622	Map 104-2 Parcels 252, 253

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, The Richter Company, Inc., a Tennessee corporation, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto David Northcutt, Trustee*("Grantee"), his successors and assigns, two tracts or parcels of land in Davidson County, Tennessee, described as follows:

*with full power to mortgage, sell, convey and encumber without joinder of third party beneficiary

TRACT I

Being Lot No. 18 on the Plan of A. W. Wills Subdivision of Lot No. 40 Boyd Cockrill Spring Tract, of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the northerly side of Poston Avenue, and extends back between parallel lines 140 feet on its easterly line and 125 feet on its westerly line to Euclid Avenue.

Being the same property conveyed to The Richter Company, Inc. by deed from Jack Gunter and wife, Bettye H. Gunter, of record in Book 6594, page 970, Register's Office for Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Wills' Subdivision of Lot No. 40 of the Boyd Cockrill Spring Tract, as of record in Book 57, page 114, Register's Office for said County, described as follows:

BEGINNING at the northeast corner of Poston Avenue and 31st Avenue North, formerly Euclid Avenue; thence with the northerly margin of Poston Avenue, easterly 71-1/2 feet to the corner of Lots Nos. 18 and 19; thence at right angles, northerly with the line between said two lots to the easterly margin of 31st Avenue North; thence with said Avenue in a southerly direction 122-1/2 feet to the beginning.

BEING the same property conveyed to The Richter Company, Inc. by deed f rom Creative Construction, Inc., of record in Book 6626, page 175, said Register's office.

03/05 936.86 CHAIN

8424

Said property is conveyed subject to the following matters:

1. Taxes for 1987, a lien, but not yet due and payable.

2. Such matters as would be reflected on an accurate survey of the property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 4 day of June, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE RICHTER COMPANY, INC.

By: Douglas Richter, Pres.
Douglas Richter, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public, DOUGLAS RICHTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of THE RICHTER COMPANY, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 4 day of June, 1987.

Notary Public

My Commission Expires:
[illegible]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property conveyed (whichever is greater) is $331,250.00.

Affiant

Sworn to and subscribed before me this 4 day of April, 1987.

Notary Public

My Commission Expires:

4/19/89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

0086.1

MAR 5 4 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

331250.00 CONST.
927.36 CSTAX
.50 PRFEE
9.00 MORT
CHECK 336.36
0424A03/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086 I.

IDENTIFICATION REFERENCE

MAR 5 4 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53626