Dec 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
O. E. RICHESON ET UX	SAME	12DZ 51340 71-8-270
(NAME)	(NAME)	12DZ 51375 71-7-229
300 McKennell Drive		12DZ 51370 71-7-230
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12DZ 51365 71-7-231
Nashville, TN 37206		12DZ 51360 71-8-268
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	12DZ 51345 71-8-269

WARRANTY DEED

BOOK 7178 PAGE 77

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged,

OTTO W. WERRBACH, JR., BERNARD L. WERRBACH, HELEN L. WERRBACH, UNMARRIED, AND SUE ANN WERRBACH PEFFEN,

have bargained and sold, and by these presents do transfer and convey unto the said O. E. RICHESON AND WIFE, GRACE RICHESON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, more PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

IDENTIFICATION REFERENCE 07102.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

MAR 24 10 07 AM '87

Marie B. Werrbach, spouse of Otto W. Werrbach, Jr.; Mary Ann Werrbach, spouse of Bernard L. Werrbach, and Anthony C. Peffen, spouse of Sue Ann Werrbach Peffen, joins in this conveyance for the purpose of conveying any marital rights which they may have in subject property.

unimproved ( )
This is improved (X) property, known as 1812 Lischey Avenue (House Number) (Street)
Nashville, TN (P. O. Address) (City or Town) (Zip Code)

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 seized 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.

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 20th day of March, 1987.

Otto W. Werrbach, Jr.
Bernard L. Werrbach
Marie B. Werrbach
Mary Ann Werrbach
Sue Ann Werrbach Peffen
Helen L. Werrbach
Anthony C. Peffen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otto W. Werrbach, Jr. and wife, Marie B. Werrbach; Bernard L. Werrbach and wife, Mary Ann Werrbach, Helen L. Werrbach, unmarried; and Sue Ann Werrbach Peffen and husband, Anthony C. Peffen;

the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 20th day of March, 1987.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 75,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 20th day of March, 1987.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED
FROM
OTTO W. WERRBACH JR. ET AL
TO
O. E. RICHESON ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865 4750

EXHIBIT "A"

Parcel No. 1:

Land in Davidson County, Tennessee, described as follows, to-wit: Being the northerly part of Lot Number 2 on the Plan of the Ogden Property as of record in Plan Book No. 1, pages 115 and 133, Chancery Court at Nashville, and described as follows:
Beginning in the center of Lischey Avenue at the corner of Lots Numbers 2 and 3, being opposite the south line of an alley shown on the Plan of T.W. Crutcher Trustee's Subdivision of said Lot Number 3, called Trinity Heights, as of record in Book No. 332, page 4, of the Register's Office for Davidson County, Tennessee; thence South 89½ degrees West with the south margin of said alley, 486 feet to the N.W. corner of said Lot Number 2; thence with the west line of said lot, southerly 100 feet; thence parallel with the first line easterly 486 feet to the center of Lischey Avenue; thence with the center of said Avenue, northerly 100 feet to the beginning.

Being the same property conveyed to M. L. Werrbach by deed from Wesley Huff, a widow, of record in Book 496, page 412, Register's Office for Davidson County, Tennessee . The said M. L. Werrbach having since died and by Will of record in Will Book 63, page 521, Probate Court, Davidson County, Tennessee, property was devised to Otto W. Werrbach, Jr., Bernard L. Werrbach, Helen L. Werrbach, and Sue Ann Werrbach.

Parcel No. 2:

Land in Davidson County, Tennessee, being Lot No. 34 in T. W. Crutcher's Subdivision of Trinity Heights recorded in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to M. L. Werrbach by deed from Forrest W. Graham and wife, Lulu B. Graham, of record in Book 576, page 282, Register's Office for Davidson County, Tennessee. The said M. L. Werrbach having since died and by Will of record in Will Book 63, page 521, Probate Court, Davidson County, Tennessee, property was devised to Otto W. Werrbach.

Parcel No. 3:

Land in Davidson County, Tennessee, being Lot No. 35 in T. W. Crutcher's Subdivision of Trinity Heights recorded in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to M. L. Werrbach by deed from Forrest W. Graham and wife, Lula B. Graham, of record in Book 576, page 282, Register's Office for Davidson County, Tennessee. The said M. L. Werrbach having since died and by Will of record in Will Book 63, page 521, Probate Court, Davidson County, Tennessee, property was devised to Bernard L. Werrbach.

Parcel No. 4:

Land in Davidson County, Tennessee, being Lot No. 36 in T. W. Crutcher's Subdivision of Trinity Heights recorded in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to M. L. Werrbach by deed from Forrest W. Graham and wife, Lulu B. Graham, of record in Book 576, page 282, Register's Office for Davidson County, Tennessee. The said M. L. Werrbach having since died and by Will of record in Will Book 63, page 521, Probate Court, Davidson County, Tennessee, property was devised to Helen L. Werrbach.

Parcel No. 5:

Land in Davidson County, Tennessee, being Lot No. 37 in T. W. Crutcher's Subdivision of Trinity Heights recorded in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to M. L. Werrbach by deed from Forrest W. Graham and wife, Lulu B. Graham of record in Book 576, page 282, Register's Office for Davidson County, Tennessee. The said M. L. Werrbach having since died, and by Will of record in Will Book 63, page 521, Register's Office for Davidson County, Tennessee, property was devised to Sue Ann Werrbach.

Parcel No. 6:

Land in Davidson County, Tennessee, being Lots Nos. 38 and 39 on the Plan of T. W. Crutcher's Subdivision of Trinity Heights recorded in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to M. L. Werrbach by deed from Forrest W. Graham and wife, Lulu B. Graham of record in Book 576, page 282, Register's Office for Davidson County, Tennessee. The said M. L. Werrbach having since died, and by Will of record in Will Book 63, page 521, Register's Office for Davidson County, Tennessee, property was devised to Otto W. Werrbach, Jr., Bernard L. Werrbach, Helen L. Werrbach and Sue Ann Werrbach.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7178 PAGE 81

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

75000.00- CAMT.
210.00 CSTAX
.50 PRFEE
12.00 TDEED
VD 12.00- TDMTG
12.00 WDEED
CHECK 238.50-
5087403/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07102

IDENTIFICATION REFERENCE

MAR 24 10 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60569