BOOK 7183 PAGE 470

08808

Map: 154

Parcel: part of 103

IDENTIFICATION REFERENCE

WARRANTY DEED

MAR 27 1 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address of New Owner(s)
P. Michael Richardson
2700 Life and Casualty Tower
Nashville, Tennessee 37219

Address of Mortgagee:
NONE

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Dominion Bank Building
315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $34,900.00.

P. Michael Richardson
Affiant

Subscribed and sworn to before me this 26 day of March, 1987.

James D. Jordan
Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of THIRTY-FOUR THOUSAND, NINE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), William R. Hutchins, III, and wife, Mary O'Connell Hutchins, have bargained and sold, and by these presents do transfer and convey to P. Michael Richardson, unmarried, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being a tract of land shown on property map 154, assessor's office, and lying wholly within Davidson County, Tennessee, bounded in general by Griffith Road on the west, Tract 8 on the Poplar Creek and Griffith Road division on the south, and Tract 6 of said division on the east and north, more particularly described as follows:

Beginning at an iron pin in the east margin of Griffith Road, said pin being located in the north line of Tract 8 of the Poplar Creek and Griffith Road division; thence with the north line of Tract 8 South 70° 30' 00" East 234.96 feet to an iron pin; thence South 71° 11' 56" East 670.04 feet to an iron pin in the west line of Tract 6 of the aforementioned division; thence leaving Tract 8 and with Tract 6 for the following 5 calls: North 19° 30' 00" East 158.70 feet to an iron pin; North 69° 29' 25" West 57.28 feet to an iron pin; North 41° 19' 09" West 337.68 feet to an iron pin; North 82° 06' 45" West 242.79 feet to an iron pin; South 80° 28' 34" West, passing an iron pin at 404.92 feet, in all 430.01 feet to a point in the center of Griffith Road; thence leaving Tract 6 and with the center of said road South 04° 37' 03" East 82.20 feet to a point, the northwest corner of Tract 8, thence leaving said road and with Tract 8 South 70° 30' 00" East 27.39 feet to the point of beginning, containing 5.05 acres, more or less, and being part of Deed Book 6372, Page 425, Register's Office, according to a survey by Randolph L. Chapdelaine dated 5/10/86.

Subject to restrictive covenants of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee, and to the following restriction which is permanent and shall run with the land: No building shall be placed on the following described portion of the property herein conveyed: being a seventy-five (75) foot wide strip of land alongside the south margin of the property described above and extending from the southeast corner of the said property westwardly along the south margin a distance of 670.04 feet.

Being part of the same property conveyed to William R. Hutchins, III, and wife, Mary O'Connell Hutchins, by warranty deed from Julian David Waldman and wife, Jeanne Marie Waldman of record in Deed Book 6372, Page 425, Register's Office for Davidson County, Tennessee.

Together with a permanent non-exclusive easement for ingress and egress and for utilities over a right-of-way described as follows: an existing gravel road over a 50-foot wide right-of-way running northerly and easterly from Griffith Road, beginning approximately 100 feet south of the northwest corner of the Hutchins property, described in Book 6372, Page 425, Register's Office for Davidson County, Tennessee; thence crossing the northerly boundary of the Hutchins property approximately 200 feet east of Griffith Road and proceeding onto the Carter property described in Book 6811, Page 351, R.O.D.C.; thence proceeding in an easterly direction over the Carter property and crossing back onto the Hutchins property near the southeast corner of the Carter property. (The foregoing right-of-way does not provide access to the property conveyed herein except in conjunction with other easement rights held by P. Michael Richardson.) This easement was created by a Mutual Grant of Easement of record in Book 6829, Page 256, R.O.D.C.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to P. Michael Richardson, his heirs and assigns, forever.

William R. Hutchins, III, and wife, Mary O'Connell Hutchins, do represent to P. Michael Richardson, that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

William R. Hutchins, III, and wife, Mary O'Connell Hutchins, do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to P. Michael Richardson, his heirs and assigns, against the lawful claims of all persons.

Witness this 26 day of March, 1987.

William R. Hutchins, III

Mary O'Connell Hutchins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named William R. Hutchins, III, and wife, Mary O'Connell Hutchins, the 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 26 day of March, 1987.

NOTARY PUBLIC

My Commission Expires: 7-9-89

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

RECEIVED OF _____

FOR _____

BOOK 7183 PAGE 473

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

3490.00 CAPITAL
97.20 REGTAX
.50 RECFEE
9.00 WDTAX
CHECK 107.20
751300/27787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08808

IDENTIFICATION REFERENCE

MAR 27 1 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 62513