File #5867 FILE BOX 38

WARRANTY DEED

BOOK 7216 PAGE 356

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES E. RICHARDS (NAME)	NEW OWNER (NAME)	Map 117-13-0-B
408 Hyde Park (STREET ADDRESS OR ROUTE NUMBER)	(No Mortgagee) (STREET ADDRESS)	Parcel 009 CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #7DA-91361

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GARY W. FOX, d/b/a/ Realty Group

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. RICHARDS and wife, BARBARA H. RICHARDS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 408 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6653, page 124, Book 6771, page 683, and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary W. Fox d/b/a/ Realty Group by deed from Abbott Martin Corporation, a Tennessee corporation, of record in Book 6791, page 37, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions and reciprocal easements of record in Book 6478, page 177, amended in Book 6530, page 242; (3) Easements of record in Book 1037, page 572 and Book 1286, page 690; (4) Declaration of Covenants, Conditions and Restrictions for Abbottsford in Book 6537, page 303; (5) Charter of Incorporation in Book 6548, page 213; (6) Storm Water Detention Agreement in Book 6555, page 328; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 419-421, amended in Book 6653, page 124, Book 6771, page 683, and Book 6800, page 164, said Register's Office.

ELIZABETH BYRN FOX, spouse of Gary W. Fox, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Gary W. Fox.

Grantor represents and warrants that the property and the improvements located thereon are free from defects and agrees that for one year from the date hereof he shall repair any defects at his expense.

unimproved ( )
This is improved (XX) property, known as 408 Hyde Park, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of April, 1987.

GARY W. FOX

ELIZABETH BYRN FOX

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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 GARY W. FOX, d/b/a/ Realty Group, and wife, ELIZABETH BYRN FOX

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 23rd day of April, 1987.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

19388

IDENTIFICATION REFERENCE

APR 28 9 02 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00

James E. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GARY W. FOX, d/b/a/ Realty ~~Group~~

TO

JAMES E. RICHARDS and wife, ~~BARBARA H. RICHARDS~~

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

*4650 C.T 0- CAMT.:
1300.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1303.50-
97:TA04/28/97 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19388

IDENTIFICATION REFERENCE

APR 28 9 02 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74433