Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Stephen Richardson
1007 Caruthers Avenue
Nashville, TN 37204

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 118-1
PARCEL 181
22W-11570

WARRANTY DEED BOOK 7302 PAGE 213

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, James A. Holland and wife, Kathleen M. Holland hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen Richardson and Esther Madriz, both unmarried 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 Nos. 11 & 12 on the plan of Montrose Place, of record in Book 57, page 93, Register;s Office for said County.

SAID Lot Nos. 11 & 12 adjoin and together front 85.5 feet on the southerly margin of Caruthers Avenue and extends back 178.2 feet on the easterly line and 178.0 feet on the westerly line to a dead line in the rear, measuring 93.6 feet thereon.

Being the same property conveyed to James A. Holland and wife, Kathleen M. Holland by deed from Jerry Douglas Wright and wife, Joan E. Wright of record in Book 6414, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

47697

IDENTIFICATION REFERENCE

JUL 21 1 50 PM '87

This is (an) improved property, known as 1007 Caruthers Avenue, Nashville, TN 37204.

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 17th day of July, 19 87.

Kathleen M. Holland

Kathleen M. Holland

James A. Holland

James A. Holland

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of July, 19 87, before me personally appeared James A. Holland and wife, Kathleen M. Holland, 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 their free act and deed.

NOTARY PUBLIC

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7302 PAGE 214

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 70,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of July, 1987.

My Commission Expires: Nov 4, 1987

_____
Notary Public

WARRANTY DEED

from:
James A. Holland and wife, Kathleen M. Holland

to:
Stephen Richardson and Esther Madriz, both unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 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 7302 PAGE 215

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
			70000.00- CAMT.	
			197.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 203.90-	
			211TA07/21/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47697.

IDENTIFICATION REFERENCE

JUL 21 1 50 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 106237