BOOK 7438 PAGE 300 Box 8 cq

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 87.

Notary Public

MY COMMISSION EXPIRES: 4-2-90

(AFFIX SEAL)

FILE BOX 8

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Richard M. & Frances B. Duvall (NAME)	(NAME)	MAP 117-4
5054 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	PARCEL 390
Nashville, TN. 37220 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	24W-1435

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. Betty Jean Adair Richardson, devisee of the Will of Ethel Adair of record in Will Book 77, page 482, Probate Clerk for Davidson County, Tennessee ~~Betty Jean Adair Richardson, unmarried~~ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M. Duvall and wife, Frances Duvall

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING the south ten feet of Lot No. 23, all of Lot No. 22 and the north ten feet of Lot No. 21 on the Plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 and parts of Lots Nos. 21 and 23 adjoin and together front 70 feet on the easterly margin of Oakland Avenue and extends back between parallel lines a distance of 170 feet to an alley in the rear.

BEING the same propety conveyed to Ethel Adair by deed from Thomas S. Burnette and wife, Nola A. Burnette of record in Book 2693, page 227, said Register's Office. Ethel Adair has since died and pursuant to Will of record in Will Book 77, page 482, Probate Court for Davidson County, Tennessee, said property was devised to Betty Jean Adair Richardson.

Charles W. Richardson joins in conveyance of this Deed for the purpose of waiving any marital rights he may have in said property.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1987 have been pro-rated paid.

9.42.05.

IDENTIFICATION REFERENCE

DEC 30 11 30 AM '87
FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2906 Oakland Avenue Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Whereever 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 ~~my~~ our hand S this 29th day of December, 1987

Betty Jean Adair Richardson

Betty Jean Adair Richardson

Charles W. Richardson

Charles W. Richardson

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7438 PAGE 301

Personally appeared before me, Betty Jean Adair Richardson and Charles W. Richardson
(Name of natural person executing the instrument)

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, at office, this 29th day of December 1987.

My Commission Expires 10-24-88

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Betty Jean Adair Richardson and Charles W. Richardson

TO

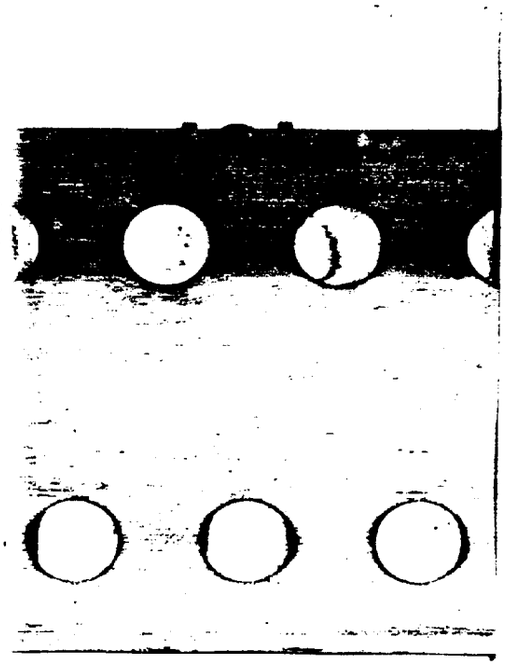
Richard M. Duvall and wife, Frances Duvall

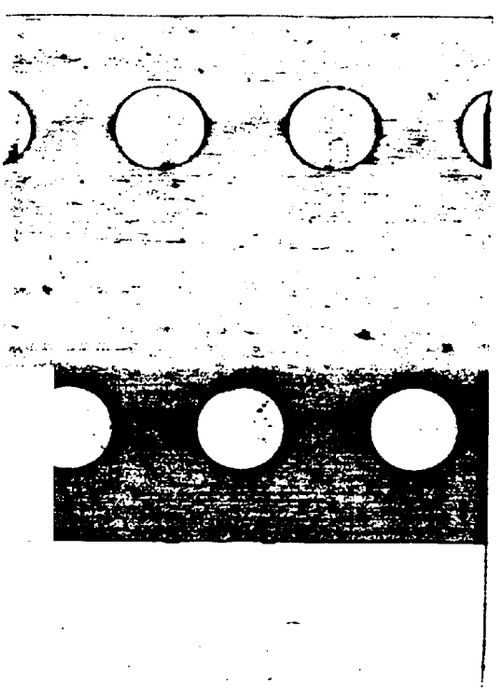
This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

4252 12/30 0101 03CHECK 272.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7438 PAGE 302

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 95000.00
				CON TX 266.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 272.50
				CHECK 272.50
12/30/87	01			11:31 0001 4252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4.2.0 5.

IDENTIFI REFERENCE

DEC 30 11 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49325