THIS INSTRUMENT PREPARED BY:
David B. Herbert
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

BOOK 7537 PAGE 753

WARRANTY DEED

Box 36

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-16A-73	Michael J.Ludvik Nancy L. Gellahus-Ludvik	Michael J. Ludvik 1408 Hampshire Place Nashville, TN 37221
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	1408 Hampshire Place	PROPERTY IS ☑ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

4533 05/06 0101 03CHECK 57

THE RICHTER COMPANY, INC., a Tennessee corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL J. LUDVIK and wife, NANCY L. GELLHAUS-LUDVIK

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 73 on the Plan of Phase Two, Devon Park, as shown on Plat of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richter Company, by deed from STM Devon Park Partnership, as of record in Book 6983, page 864, Register's Office for said County.

This conveyance is made subject to all covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title set forth in restrictions of record in Book 6176, pages 7-27 as amended in Book 6541, page 542 and Book 6967, page 156 and all matters referred to on the recorded plan shown above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1988 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of May, 19 88

THE RICHTER COMPANY, INC
BY: _____, Pres.
Doug Richter, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$202,000.00 _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 1988 MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM
THE RICHTER COMPANY, INC.

TO
MICHAEL J. LUDVIK AND
NANCY L. GELLHAUS-LUDVIK

28335.

IDENTIFICATION REFERENCE

MAY 6 3 12 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

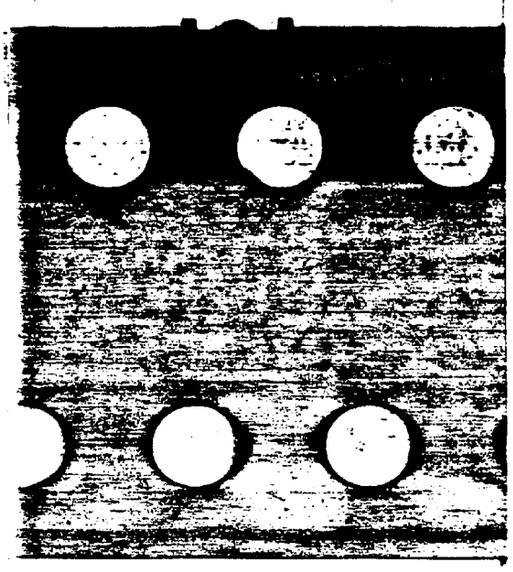
Doug Richter and _____

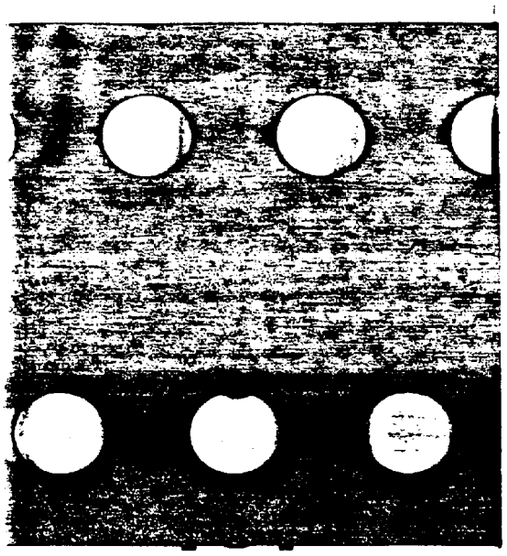
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President and _____ respectively, of The Richter Company, Inc. a Tennessee corporation, the bargainor, and that he as such President and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Doug Richter as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 5th day of May, 1988.

My commission expires: 3-11-90

Mary Ann Selley
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7537 PAGE 755

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	
	202000.00
CON TX	565.60
PRFEE	0.50
MTEED	6.00
TOTAL	572.10
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	572.10

05/06/88 01 15:11 0001 4533

28335.

IDENTIFICATION REFERENCE

MAY 6 3 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88785