File 48

FORM No. WD-1

STATE OF TENNESSEE BOOK 7552 PAGE 653
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 291,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 88

Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.

TAX BILLS TO OWNER P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Debra J. Richardson	NONE	
(NAME)	(NAME)	
1107 17th Avenue South		104-04;108
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, James S. F. Boyd, Trustee with full power to mortgage, pledge, lease or convey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra J. Richardson, Unmarried

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:

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of O. B. Hayes Plan of Large Lots, of record in Book 21, Page 87, Register's Office for said County, which said part is described as follows:

Beginning at a point 197' 3" north of Edgehill Avenue on 17th Avenue, South; running thence with said 17th Avenue, 50' northwardly; thence at right angles 158', westwardly to an alley; thence running southwardly 50' with said alley; thence eastwardly 158' to 17th Avenue and point of beginning.

Being the same property conveyed to James S. F. Boyd, Trustee, with full power to mortgage, pledge, lease or convey by deed from Helen Walker of record in Book 7057, Page 368, Register's Office for Davidson County, Tennessee.

33475

IDENTIFICATION REFERENCE

MAY 25 10 41 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

0629 05/25 0101 03CHECK 822.70

unimproved ( ) This is improved (XX) property, known as 1107 17th Avenue South, 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. 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.

Witness my hand this 24th day of May, 19 88

James S. F. Boyd, Trustee

James S. F. Boyd, Trustee

BOOK 7552 PAGE 654

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James S. F. Boyd, Trustee

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 24th day of May, 1988.

Elizabeth B. Smith
Notary Public

Elizabeth B. Smith

My commission expires: 1/11/92

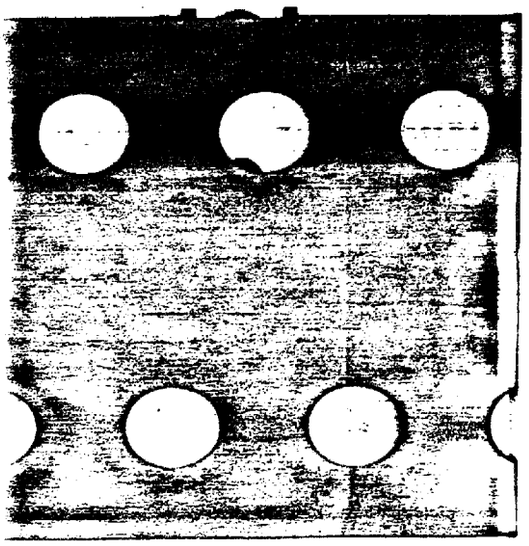
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

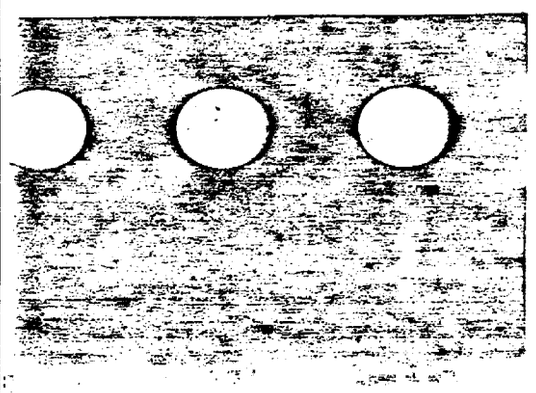
DEED

FROM
James S. F. Boyd, Trustee

TO
Debra J. Richardson

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7552 PAGE 655

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 291500.00
CON TX 816.20
PRFEE 0.50
WDEED 6.00
TOTAL 822.70
CHECK 822.70

05/25/88 01 10:43 0001 0629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33475

IDENTIFICATION REFERENCE

MAY 25 10 43 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94783