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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Mamie Davidson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 1988.

Linda S. Dowdy
Notary Public

MY COMMISSION EXPIRES: September 9, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mamie P. Davidson (NAME)	Fidelity Federal Savings & Loan (NAME)	91-15-70
5312 Nevada Ave (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	25W-355
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Ruben K. Richards and wife, Earline Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mamie P. Davidson, 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, being part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described according to a survey made by E. R. Southgate, Surveyor, January 9, 1986 as follows:

Beginning on the northerly margin of Nevada Avenue, at the southwest corner of the property conveyed to Jesse B. Lunday and wife by deed from L. R. Wiggs and wife, of record in Book 1469, page 183, said Register's Office, said point being 170 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northern margin of said Nevada Avenue, westwardly 50 feet; thence northwardly and parallel with Lunday's westerly line, 103 feet, more or less, to a point in the southerly line of the property conveyed to A. C. Oakley by deed from J. H. Brackman and wife, of record in Book 1784, page 587, said Register's Office; thence with Oakley's southerly line, eastwardly 14 feet, more or less, to Oakley's southeast corner; thence with Oakley's easterly line and the easterly line of the property conveyed to J. G. Edwards and wife by deed from J. H. Brackman and wife, of record in Book 1785, page 17, said Register's Office, northwestwardly 100 feet to the southerly margin of an alley, Edwards northeast corner; thence with said alley, eastwardly 48 feet to Lunday's northwest corner; thence with Lunday's westerly line southwardly 200 feet to the beginning.

Being the same property conveyed to Ruben K. Richards et ux by deed from Marilyn Jane Richards Cunningham as of record in Book 7582, page 396, said Register's Office.
(over)

This is unimproved (XX) improved ( ) property, known as 5314 Nevada Avenue (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37209 (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 their hands this 5th day of August, 1988

Ruben K. Richards
Ruben K. Richards

Earline Richards
Earline Richards

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Linda S. Dowdy, a Notary Public in and for said County and State, the within named Ruben K. Richards and wife, Earline Richards

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 5th day of August, 19 88.

Linda S. Dowdy
Notary Public

Commission Expires September 9, 1989

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Ruben K. Richards and wife, Earline Richards

TO
Mamie P. Davidson, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

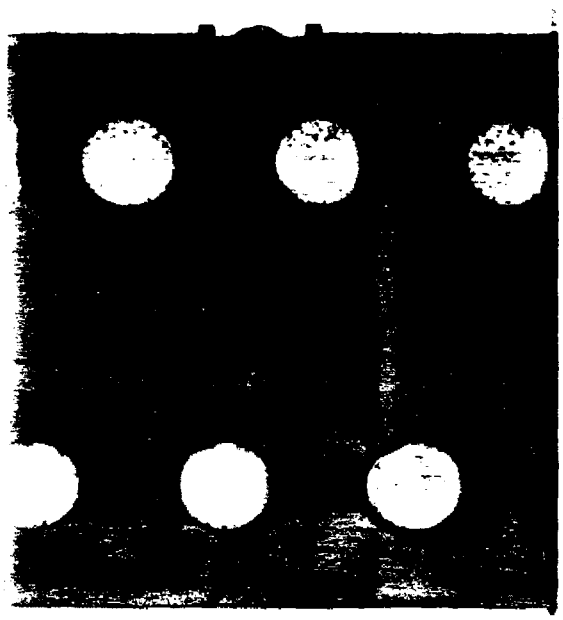
(cont'd)
This conveyance is made subject to the following:
The Plan of record in Book 421, page 18, said Register's Office, shows an Owner's Certificate, and no certain easements and setback lines.

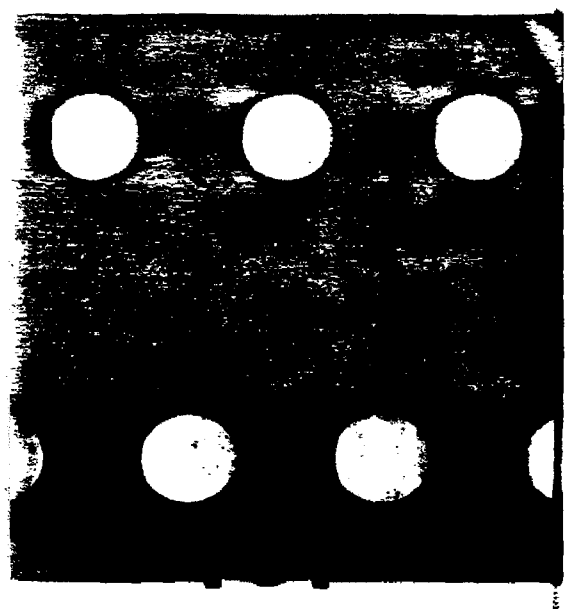
57190

IDENTIFICATION

Aug 9 2 32 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN





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 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

AMT	45000.00
CON TX	148.50
PRFEE	0.50
MISC	6.00
TOTAL	155.00
CHECK	155.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5280

57190

IDENTIFICATION REFERENCE

AUG 9 2 32 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121853