FORM NO. WD-1

BOOK 7825 PAGE 582

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,580.00

Jay Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF April, 1989

Notary Public

MY COMMISSION EXPIRES: 10-9-91
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney At Law, 2108 Parkway Towers, Nash. TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Jay Richards (NAME)	(NAME)	147-2
305 Charlesgate Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	160
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	6DU 27195

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, Donald Mark McDaniel, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay Richards

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 Lot No. 174 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County.

SAID Lot No. 174 fronts 96 feet on the southeasterly side of Coventry Drive and runs back 273 feet on the northeasterly line and 233.4 feet on the southwesterly line to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to Donald Mark McDaniel, unmarried, by Deed from Hazel Mae Spangler of record in Book 5907, page 19, Register's Office for said County.

27891

RECEIVED FOR RECORD
APR 26 1 34 PM '89

This is unimproved ( ) improved (X) property, known as 457 Coventry Drive, Nashville, Tennessee 37211
(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 26 day of 4-26, 1989

Donald Mark McDaniel

DONALD MARK MCDANIEL

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Mark McDaniel, unmarried

the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 1989.

Dell Jerkins
Notary Public

Commission Expires 10-9-91

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

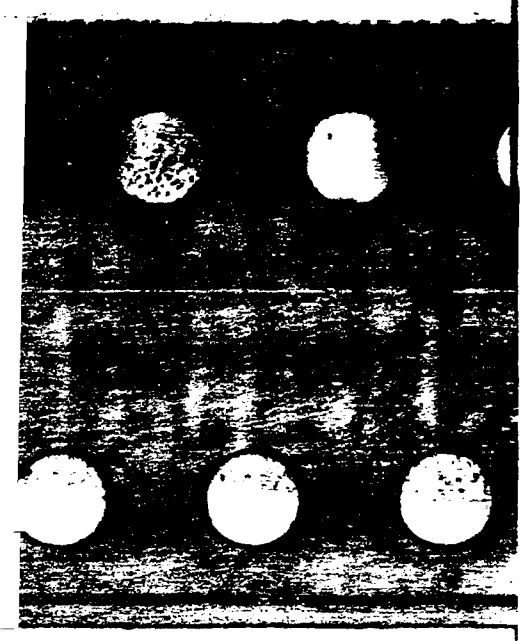
FROM
Donald Mark McDaniel

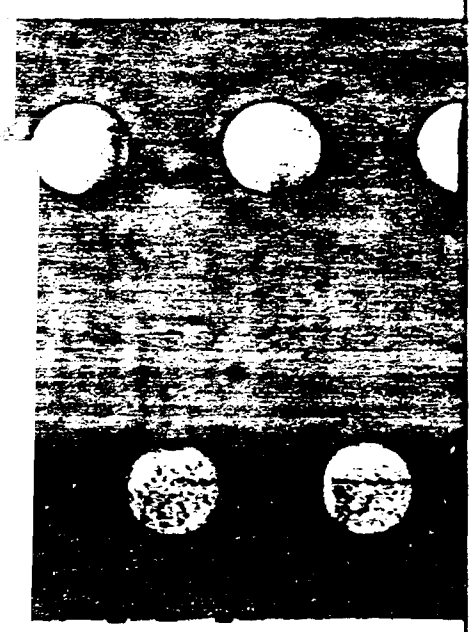
TO
Jay Richards

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

9317 04/26 0101 03CHECK 26.50
~~7842-88~~





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7825 PAGE 584

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

CON TX 77580.30
CON TX 256.08
PRFEE 0.50
WDEED 6.00
~~TOTAL 77842.88~~
~~CHECK 77842.88~~

04/26/89 01 13:34 0001 9317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
CONTX 77580.30
CAMT 77580.30

Total 262.58

27891

IDENTIFICATION REFERENCE

APR 26 1 34 PM '89

FELIX Z. WILSON, II
REGISTER, DAVIDSON CO., TN

No. 203658