This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 7846 PAGE 854

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 19 89

Notary Public

MY COMMISSION EXPIRES: September 14, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JOE L. WALL & MIKE SUGGS	OWNERS	43-09
(NAME)	(NAME)	
425 E. Old Hickory Boulevard		73 & 72
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(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, R. ROYCE RICHEY

HEREINAFTER CALLED THE GRANTORS, HAVF BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE L. WALL and MIKE SUGGS

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 Lots No. 15 & 16 on the Map of Overlook Estates, Block "A" of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to R. Royce Richey partly by deed from Clara Ray Richey, of record in Book 7323, page 962, said Register's Office, and to R. R. Richey by deed from Fannie McKnight Hill, of record in Book 4409, page 652, Register's Office for Davidson County, Tennessee.

R. R. Richey and R. Royce Richey being one and the same person.

Saundra Richey, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

unimproved ( )
This is improved (X) property, known as 215 Lovell Street, Madison, Tennessee 37115
(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 our hand s this 19th day of May, 19 89

R. ROYCE RICHEY

SAUNDRA RICHEY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Royce Richey and Saundra Richey

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of May, 19 89.

Commission Expires September 11, 1990

Notary Public.

STATE OF

County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the and respectively of the the within named bargainor, a corporation, and that he / they as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

WITNESS my hand and official seal at office at , Tennessee.

on this the day of , 19

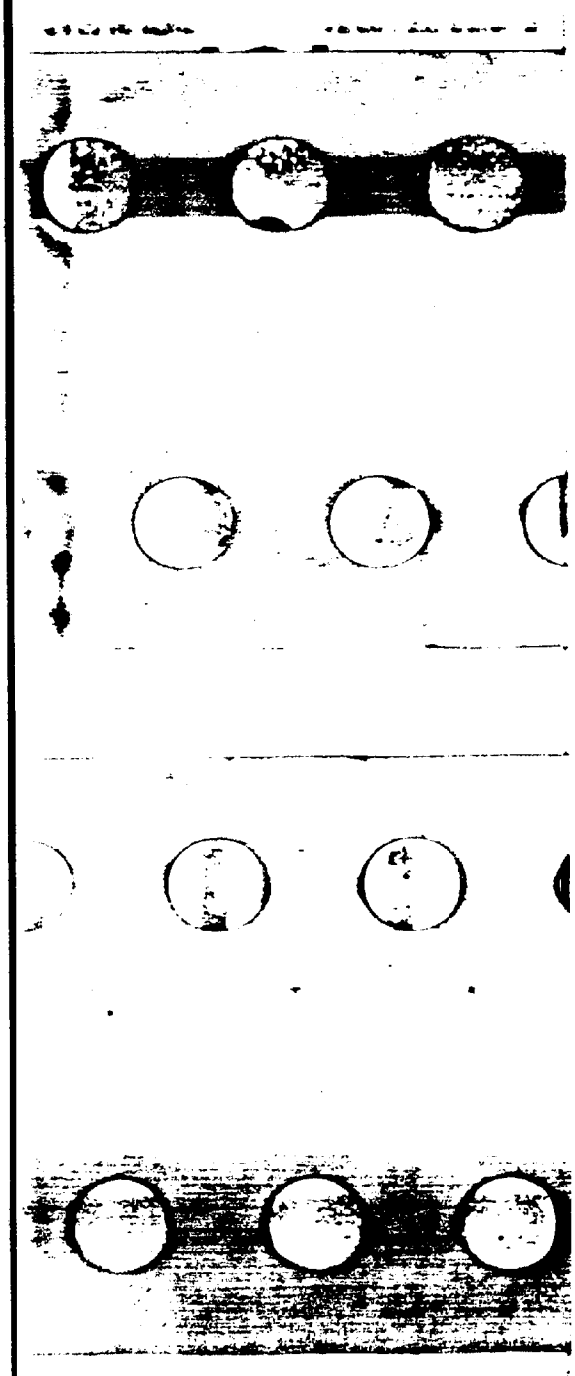
My commission expires

Notary Public

3507.9

FILED
May 23 9 43 AM '89

8752 05/23 0101 03CHECK 122.00



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
			CAMT	35000.00
			CON TX	115.50
			PRFEE	0.50
			WDEED	6.00
			TOTAL	122.00
			CHECK	122.00
05/23/89	01		09:43 0001	8752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35079

PRESENTED FOR RECORD
MAY 23 9 43 AM '89
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 212138