[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Rodney L. Richardson et ux	Troy & Nichols, Inc.	Map and Parcel
[4924 Salem Drive	ATTN: Tax Department	147-05-171
[Nashville, TN 37211	P.O. Box 4025	
[	Monroe, LA 71211-4025	
[		

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kenneth B. Duncan and wife, Edna P. Duncan**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Rodney L. Richardson and wife, Mareta A. Richardson,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section I, Caldwell Country Estates, as of record in Book 2663, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the easterly side of Salem Drive, and runs back between parallel lines 228.4 feet to a dead line.

Being the same property conveyed to Kenneth B. Duncan and wife, Edna P. Duncan, be deed from Jerry L. Kemp and wife, Ray W. Kemp, of record in Book 3339, Page 209, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4924 Salem Drive, Nashville, Tennessee 37211.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 2663, Page 68, said Register's Office and all matters therein; (2) Property Tax lien for the current year, such taxes having been prorated and the payment of same having been assumed by the Grantees; (3) Restrictive Covenants of record 2802, Page 369, and Book 3032, Page 6, said Register's Office; (4) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $84,000.00.

Rodney L. Richardson
Affiant

[Subscribed and sworn to before me this 15th day of June, 1989.

Notary Public
My Commission Expires 11/12/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of June, 1989.

Kenneth B. Duncan

Edna P. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Kenneth B. Duncan and wife, Edna P. Duncan, with whom I am personally acquainted, or who 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 15th day of June, 1989.

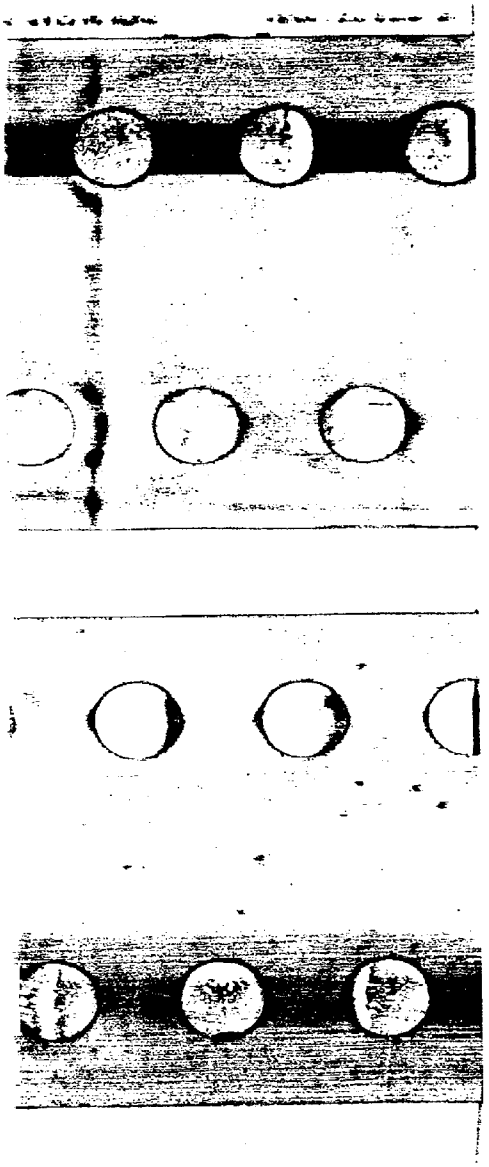
Notary Public
My Commission Expires: 11/12/90

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

4 1 7.9 9

JUN 16 12 21 PM '89

5824 06/16 0101 03CHECK 283.70



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7866 PAGE 691

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	84000.00
CON TX	277.20
PRFEE	0.50
WDEED	6.00
TOTAL	283.70
CHECK	283.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/16/89 12:24 0001 5824

4179.9

IDENTIFICATION REFERENCE

JUN 16 12 21 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 220140