THIS INSTRUMENT PREPARED BY:

DENNEY, LACKEY & CHERNAU
P. O. Box 3429
218 Third Avenue, North
Nashville, Tennessee 37219-0429

BOOK 8000 PAGE 292

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Patricia Ann Richards
1211 Howard Avenue
Nashville, Tennessee 37216

National Mortgage Co. 72-3-147
4041 Knight Arnold Road
Memphis, TN 38118

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $64,003.80.

Patricia A. Richards
Affiant

Subscribed and sworn to before me this 22 day of November, 1989.

Jan T. Cook
Notary Public

My commission expires: 7/24/93

8757U

IDENTIF. REFERENCE

Dec 6 3 05 PM '89

FELIX P. ... REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Leigh Ann Wilmot, formerly Leigh Ann Wagner, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Patricia Ann Richards, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

See attached Exhibit A

This is improved property known as 1211 Howard Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

As part of the purchase price of the above-described premises, the Grantee hereby expressly assumes and agrees to pay an existing mortgage

evidenced by one certain trust deed dated April 24, 1986, and filed for record in the office of the Register of Deeds for Davidson County, Tennessee in Book 6841, page 808, and Note of even date thereby secured, in the original principal amount of $58,900.00 payable to National Mortgage Company.

The Grantee further hereby assumes the obligation of William P. Hartley and wife, Barbara D. Hartley and Arthur Wagner and Leigh Ann Wagner under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The Grantee further assumes, agrees to pay and agrees to hold the Grantor and Arthur Wagner harmless from a Deed of Trust Note evidenced by a Deed of Trust of record in Book 6975, page 472, recorded in the Register's Office for Davidson County, Tennessee in favor of William P. Hartley and wife, Barbara D. Hartley, with an original principal balance of $1,400.00.

WITNESS my hand this 22nd day of November, 1989.

Leigh Ann Wilmot

Leigh Ann Wagner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named LEIGH ANN Wilmot, formerly Leigh Ann Wagner the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of November, 1989.

PUBLIC

John T. Cook
Notary Public
My Commission Expires: 7/24/93

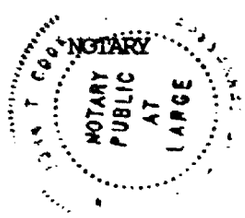


EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows:

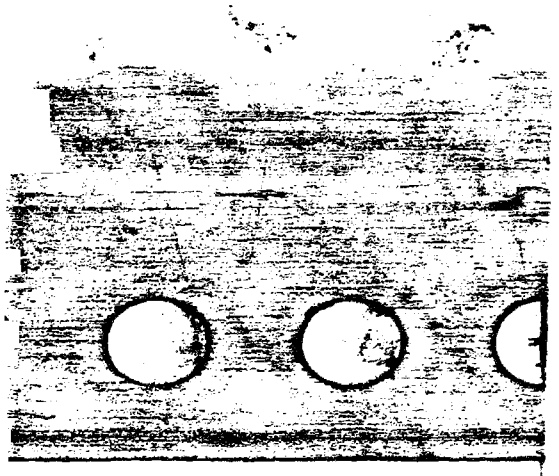
BEING the easterly one-half of Lot No. 163 on the plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leigh Ann Wagner by deed from Arthur Wagner as of record in Book 7424, page 733, said Register's Office.

2490 12/06 0101 03CHECK 221.20

purposes

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



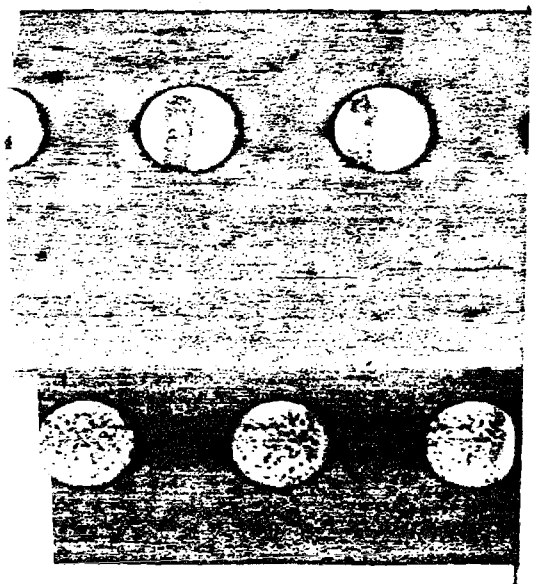
RECEIVED OF _____

FOR _____

BOOK 8000 PAGE 295

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	64003.80
CON TX	211.20
PRFEE	1.00
WDEED	9.00
TOTAL	221.20
CHECK	221.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/06/89 01 15:04 0001 2490

87570

IDENTIF. REFERENCE

DEC 6 3 05 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 273684