WARRANTY DEED BOOK 8082 PAGE 228

This instrument prepared by W. E. Weems II 4415 Alcott Drive Nashville, TN 37215

For and in consideration of the sum of ten dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Thomas Kevin Faulkner and wife, Melissa Biegler Faulkner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin R. Richmond and wife, Karen N. Richmond, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of Beaumont Place, of record in Book 332, Page 38, Register's Office for said County.
Said Lot No. 34 fronts 50 feet 6 inches on the easterly margin of Manchester Avenue and extends back 177 feet 2 inches on the northerly line and 175 feet 9 inches on the southerly line to a dead line in the rear, measuring 50 feet 2 inches theron.
Being the same property conveyed to Grantors herein by deed from Andjelko Eskic, unmarried, of record in Book 7866 , Page 766 in the Register's Office for said County.

This conveyance is subject to any and all existing easements of record and restrictions of record in Book 157, Page 229 in said Register's Office.

As part of the consideration herein Grantees hereby agree to assume and promise to pay the outstanding balance of the indebtedness secured by a deed of trust of record in Book 7866 , Page 769 in said Register's Office.

This is improved property known as 212 Manchester Avenue Nashville, TN 37206.

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 singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this 28 day of March, 1990

Thomas K. Faulkner
THOMAS KEVIN FAULKNER

Melissa Beigler Faulkner
MELISSA BIEGLER FAULKNER

State of Missouri
County of Boone

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named, Thomas Kevin Faulkner and Melissa Beigler Faulkner, the bargainors, with whom I am personally acquainted, or based upon satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Boone County, Missouri. This 28 day of March, 1990.

My commission expires: 5/14/90

Notary Public

State of Tennessee
County of Davidson

The actual consideration or value which ever is greater, for this transfer, is $50,203.36.

Subscribed and sworn to me, this the 24th day of March, 1990

B. Edwards-Lee Atty.
Notary Public

~~My commission expires: 9:26:92~~

Address New Owners
Mr. Kevin Richmond
212 Manchester Ave.
Nashville, TN 37206

Send Tax Bills To
Sovran Mortgage Corp
P. O. Box 26388
Richmond, VA 23260

Map-Parcel
083-06
27W 04260

16704/05 3101 03CHECK 172.00

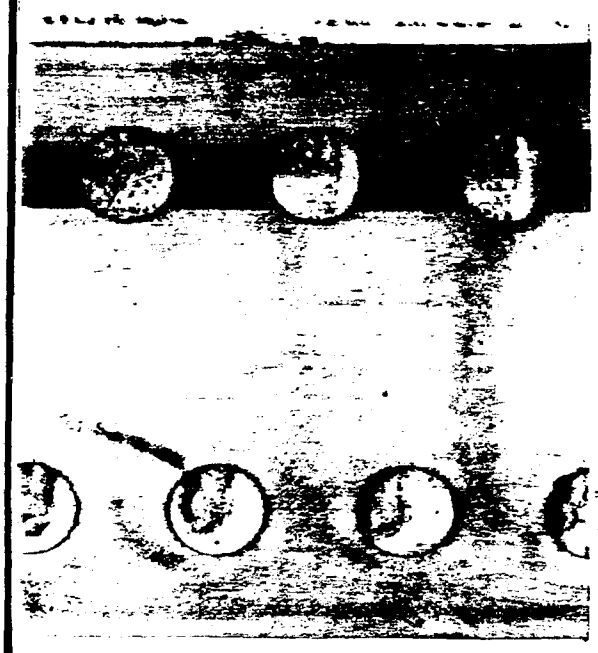
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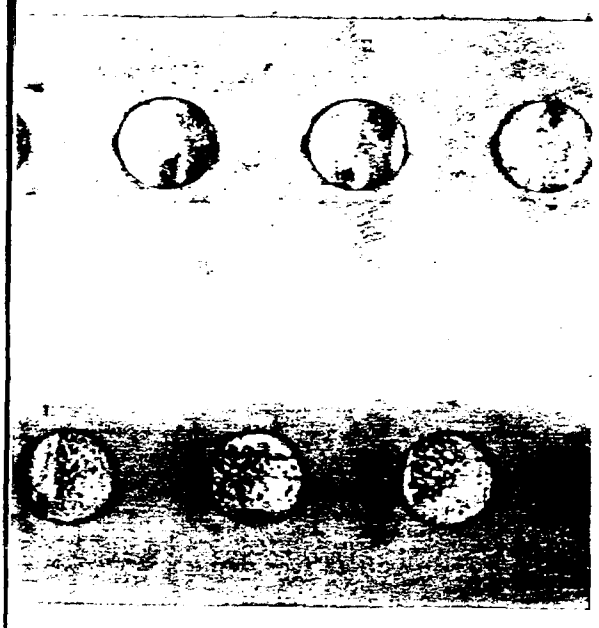
IDENTIF. TREFERENCE

APR 5 1 32 PM '90

DAVIDSON COUNTY TN.

RUSH





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8082 PAGE 230

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	50203.36
CON TX	165.66
PRFEE	1.00
WDEED	6.00
TOTAL	172.66
CHECK	172.66

04/05/90 01 13:31 0001 8616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11701

IDENTIF. REFERENCE

APR 5 1 33 PM '90

DAVIDSON COUNTY TN.

No. 307765