ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gus Richards (NAME)	Same (NAME)	69/35
1501 E. Stewarts Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Forty-Five Thousand and No/100---------- DOLLARS

the undersigned Grantors, O. H. Abernathy, Jr. and wife, Brenda J. Abernathy,

have bargained and sold, and by these presents do transfer and convey unto the said Gus Richards

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in the 13th Civil District of Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin said point being the Southeasterly corner of a 2.08 acre tract, formerly owned by Mrs. O. H. Abernathy, Sr., thence 344' N. - 4 degrees - E. to an iron pin in the boundary of Abernathy Road, thence S. 86 degrees E. 255' to a point in Clarksville Highway, then South along said Clarksville Highway to a point in the Northeasterly corner of the James Wilson property as of record in Book 1285, page 267, Register's Office of Davidson County; thence West 378.5' to the beginning.

Being the same property conveyed to O. H. Abernathy, Jr., and wife, Brenda J. Abernathy, by Quitclaim Deed of record in Book 6008, page 266, Register's Office for Davidson County, Tennessee.

27191

IDENTIFICATION

May 18 9 11 AM '90

FELIX Z WILSON REGISTER DAVIDSON COUNTY TENN

RUSH

2763 05/18 0101 03CHECK 155.50

unimproved ( )
This is improved (X) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 17TH day of May, 19 90.

O. H. Abernathy Jr.

Brenda J. Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8111 PAGE 708

Personally appeared before me, Diana L. Rush, a Notary Public in and for said County and State, the within named O. H. Abernathy, Jr. and wife, Brenda J. Abernathy

the bargainor S, with whom I am personally acquainted, or 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 17th day of May, 19 90.

My commission expires 9/26/92 Notary Public Diana L. Rush

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

O.H. Abernathy Jr.

Sworn to and subscribed before me
this 17th day of May, 1990.

My commission expires 9/26/92 Notary Public Diana L. Rush

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

P. V. JACKSON, III, Attorney, P.O.Box 2868, Nashville, TN 37219

Name Address

WARRANTY DEED

FROM O. H. Abernathy, Jr. and

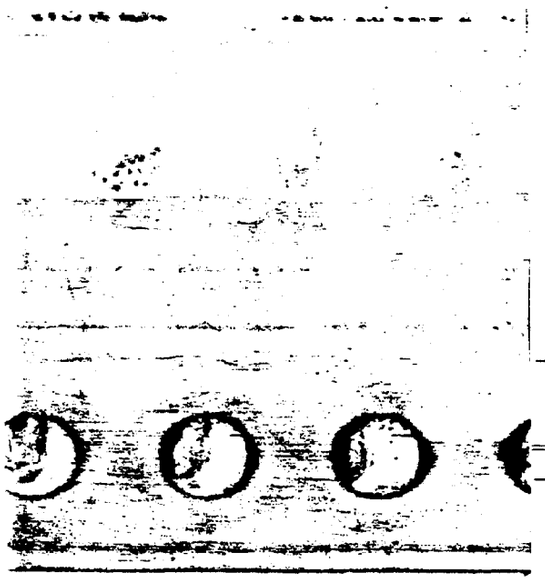
Brenda J. Abernathy

TO

Gus Richards

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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



RECEIVED OF _____

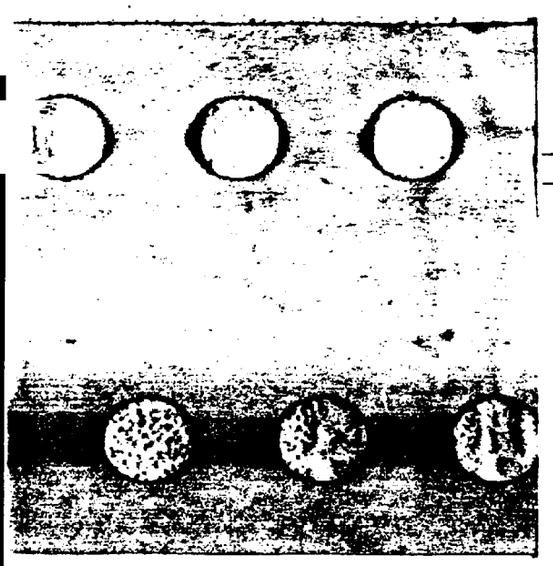
FOR _____

BOOK 8111 PAGE 709

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	45000.00
			CON TX	148.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	155.50
			CHECK	155.50
05/18/90	01		09:15 0001	2763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



27191

IDENTIFICATION REFERENCE

MAY 18 9 11 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320201