Boy 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Davic Russ Richards and wife Janet G. Richards 6706 Greeley Dr. Nashville, TN 37205	Atlantic Coast Mortgage Company 12700 Fair Lakes Circle Suite #400 Fairfax, VA 22033	102-12 43 8D2-53020

WARRANTY DEED BOOK 8240 PAGE 330

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, that we, **James C. Holman and wife Evelyn Harris Holman** have bargained and sold, and by these present do transfer and convey unto the said **David Russ Richards and wife Janet G. Richards** the Grantee(s) herein their heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, in the Eighth Civil District of said County, being Lot No. 216 on the Plan of Horton Heights, Section "D", as of record in Book 2133, page 78, Register's Office for said County.

Said Lot No. 216 fronts 134 feet on the westerly side of Greeley Drive, and extends back between lines 432.2 feet on the southerly side and 449.5 feet on the northerly side to a dead line in the rear on which it measures 90.1 feet.

Being the same property conveyed to James C. Holman and wife Evelyn Harris Holman, by deed from Will N. Young, unmarried, of record in Book 2744, Page 625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property known as: **6706 Greeley Dr., Nashville, TN 37205.**

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 16 day of November, 1990.

James C. Holman
JAMES C. HOLMAN

Evelyn Harris Holman
EVELYN HARRIS HOLMAN

7 3 6 9 8

IDENTIF. REFERENCE

Nov 19 2 40 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3640 11/19 0101 03CHECK 377.59

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8240 PAGE 331

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named James C. Holman and wife Evelyn Harris Holman, 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, TN, this 16 day of November, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 112,300.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Janet S. Richards
David Russ Richards
AFFIANT

Sworn to and subscribed before me, this 16th day of November, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8240 PAGE 332

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	112300.00
			CON TX	370.59
			PRFEE	1.00
			WDEED	6.00
			TOTAL	377.59
11/19/90	01	14:39 0001	CHECK	377.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73698

IDENTIF. TREFERENCE

Nov 19 2 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 374641