76717

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

5753 12/03 0101 03CHECK 290.80

IDENTIF. REFERENCE

WARRANTY DEED Dec 3 4 04 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Zachary H. Richards 932 Fallview Trail Nashville, TN 37211	Sovran Mortgage Corp. 201 East Cary Street Richmond, Virginia 23230	Map # 172-12-A Parcel # 58

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, BRADFORD HILL HOME, INC., a Tennessee Corporation, does hereby transfer and convey unto ZACHARY H. RICHARDS, unmarried, his successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Bradford Hills, Section Two, of record in Plat Book 7900, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bradford Hill Home, Inc., a Tennessee Corporation by deed from Gillespie Meadows, Inc. of record in Book 8246, Page 239, Register's Office for Davidson County, Tennessee.

This land is improved property known as 932 Fallview Trail, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ZACHARY H. RICHARDS, his heirs, successors and assigns forever.

The undersigned covenants with the said ZACHARY H. RICHARDS, that it is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. 1990 taxes paid by the Grantor.
2. Matters set forth on the Plan of record in Plat Book 7900, Page 117, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 8069, Page 170 and Book 8074, Page 269, Register's Office for Davidson County, Tennessee.
4. By-laws of the Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned does further covenant and bind itself, and it's heirs, successors and assigns to warrant and forever defend the title to said land to the said ZACHARY H. RICHARDS, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of December, 1990.

BRADFORD HILL HOME, INC.

BY: _____ PRES.
FIROOZ YAZDIAN, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth L. Barnard, a Notary Public of the State and County aforesaid, personally appeared Firooz Yazdian, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of BRADFORD HILL HOME, INC., the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of December, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $86,000.00.

Zachary H. Richards
ZACHARY H. RICHARDS

Sworn to and subscribed before me this 3rd day of December, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8248 PAGE 498

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	86000.00
CON TX	283.80
PRFEE	1.00
MDEED	6.00
TOTAL	290.80
CHECK	290.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03 0001 5753

76717.

IDENTIF. TREFERENCE

DEC 3 4 04 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378229