STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,548.06.

Maxie Patton, Trustee by Garry Zeitlin, Attorney-in-Fact
Affiant

Subscribed and sworn to before me this 12th day of February, 1991.

Notary Public

My Commission Expires: My Commission Expires May 22, 1993

WDT
This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Maxie Patton, Trustee c/o Garry Zeitlin P.O. Box 210543 Nashville, TN 37221	Metropolitan Federal Savings and Loan Assoc. 230 Fourth Avenue, North Nashville, TN 37219	162-16-67 SDU 76981

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREG B. RICHMOND** and wife, **JULIE RICHMOND**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MAXIE PATTON, TRUSTEE**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot. No. 25-B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of record at Book 6250, page 314, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Greg B. Richmond and wife, Julie Richmond, by deed from Maxie Patton, Trustee, of record at Book 7614, page 164, Register's Office for said County.

This conveyance is made subject to:

1. 1991 taxes, a lien not yet due and payable.

2. Deed of trust executed by Maxie Patton, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary, to Attorneys Title Company, Inc., Trustee, of record in Book 6644, page 931, Register's Office for Davidson County, Tennessee, dated August 30, 1985, to secure to Metropolitan Federal Savings and Loan Association, as indebtedness in the amount of $55,200.00.

   Assumption and Modification Agreement Without Release dated July 29, 1988, of record in Book 7635, page 362, said Register's Office.

3. Deed of trust executed by Greg B. Richmond and wife, Julie Richmond, to Saturn & Mazer, Trustee, of record in Book 7614, page 167, Register's Office for said County, dated July 29, 1988, to secure to Maxie Patton, Trustee, an indebtedness in the amount of $15,273.84.

4. Restrictive covenants contained in an instrument of record in Book 6815, page 800, Register's Office for said County.

5. Matters shown on the Plan of record in Book 5800, page 191, as amended in Book 6250, page 314, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of record in Book 6250, page 314, said Register's Office.

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, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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.

WITNESS our hands this 12 day of February, 1991.

Greg B. Richmond

Julie Richmond

2900

IDENTIF. REFERENCE

91 FEB 14 PM 2 32

PETE Z. WILSON II REGISTER DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREG B. RICHMOND** and wife, **JULIE RICHMOND**, with whom I am personally acquainted, and acknowledged that they executed the within instrument for the purposes therein contained.

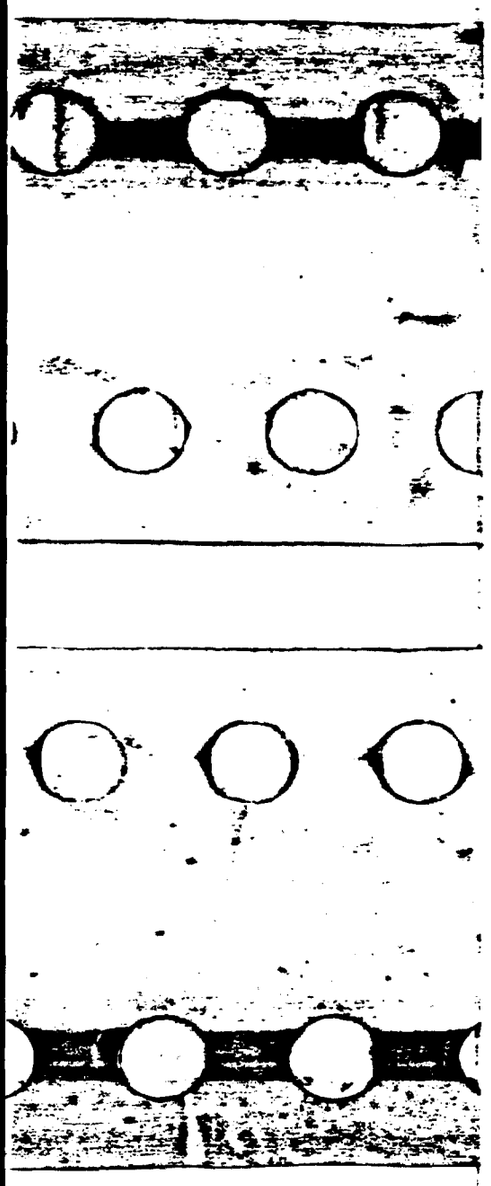
Witness my hand, at office, this 12th day of February, 1991.

JACK C. GRADY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires May 22, 1993

6816 02/14/91 101 03CHECK 190-15



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8292 PAGE 981

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 55548-06
CON TX 183-15
PRFEE 1-00
MDEED 6-00
TOTAL 190-15
CHECK 190-15

02/14/91 01 14:28 0001 6916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92900

IDENTIF. REFERENCE

FEB 14 2 32 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397219