WARRANTY DEED

BOOK 8299 PAGE 480

THIS INSTRUMENT PREPARED BY

Milton Smith, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALBERT R. RICHARDS (NAME)	FAIRFIELD FINANCIAL ASSOCIATES (NAME)	Map 90-16
6106 Henry Ford Drive (STREET ADDRESS OR ROUTE NUMBER)	Fifty Century Blvd., Suite 450 (STREET ADDRESS)	Parcel 225
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	F.B. #8DA31650

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CAROLYN ELIZABETH AYERS SEIGFREID, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT R. RICHARDS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Charlotte Park Section 5, as of record in Plat Book 2663, pages 111 & 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John P. Ayers, Jr. and wife, Carolyn E. Ayers by deed from Marion Thomas Armstrong and wife, Retta L. Armstrong of record in Book 4453, page 843, said Register's Office.
John P. Ayers, Jr. and Carolyn E. Ayers have since been divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 68348, a certified copy of which is of record in Book 4886, page 405, Register's Office for Davidson County, Tennessee. John P. Ayers, Jr. has subsequently conveyed his interest in said property to Carolyn E. Ayers by Quitclaim Deed of record in Book 5015, page 590, Register's Office for Davidson County, Tennessee. Carolyn E. Ayers has since remarried and is now known as Carolyn Elizabeth Ayers Seigfreid. Donald B. Seigfreid has conveyed his interest in said property to Carolyn Elizabeth Ayers Seigfreid by Quitclaim Deed of record in Book 6054, page 631, Register's Office for Davidson County, Tennessee and by Quitclaim Deeds of record in Book 8299, page 474, Book 8299, page 476, Book 8299, page 478, said Register's Office.

This conveyance is made subject to (1) 1991 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2663, pages 111 & 112, said Register's Office.

Donald B. Seigfreid, spouse of Carolyn Elizabeth Ayers Seigfreid, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Carolyn Elizabeth Ayers Seigfreid.

unimproved ( )
This is improved (XX) property, known as 6106 Henry Ford Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of February, 19 91.

Carolyn Elizabeth Ayers Seigfreid
CAROLYN ELIZABETH AYERS SEIGFREID

Donald B. Seigfreid
DONALD B. SEIGFREID

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STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN ELIZABETH AYERS SEIGFREID and husband, DONALD B. SEIGFREID with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of February, 19 91.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

95439

IDENTIF. REFERENCE

FEB 27 9 05 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 91.

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CAROLYN ELIZABETH AYERS SEIGFREID and husband, DONALD B. SEIGFREID

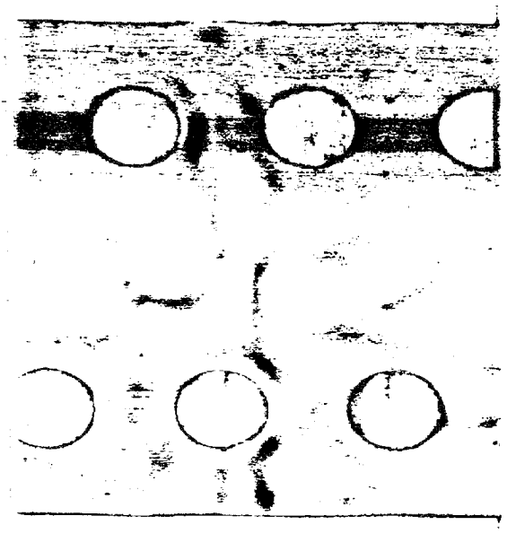
TO

ALBERT R. RICHARDS, unmarried

228.10 9878 02/27 0101 CHECK

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

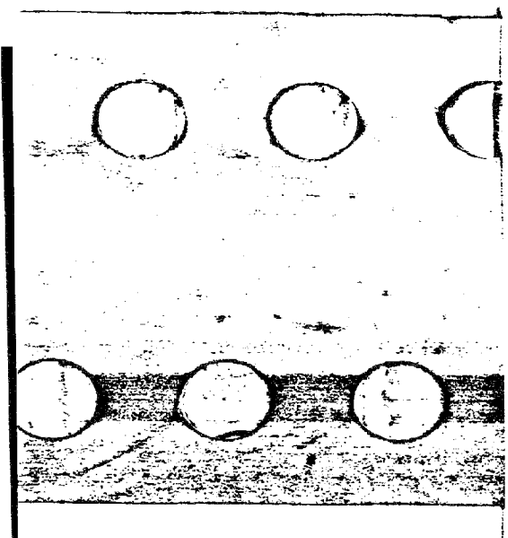
RECEIVED OF _____

FOR _____

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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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 67000.00

CON TX	221.10
PRFEE	1.00
WDEED	6.00
TOTAL	228.10
CHECK	228.10

02/27/91 01 09:07 0001 9878

95439

IDENTIF. REFERENCE

FEB 27 9 05 AM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 400126