PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (JCB) (Title No: 30672)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $52,900.00

Carrie M. King
Affiant

Sworn and subscribed before me this
28th day of February, 1991.

Notary Public

My Comm. Expires: Oct 9, 1994

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Carrie M. King 909 Trice Drive Nashville, TN 37209	Atlantic Coast Mortgage Company 12700 Fair Lakes Circle Ste. 400 Fairfax, VA 22033	91-6-150 12W 7622

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, the undersigned **Shirley B. Richardson and spouse, Bobby Gene Richardson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Carrie M. King,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 64 on the plan of West Park Addition, of record in Book 2330, page 39, Register's Office for said County.

SAID Lot No. 64, which is a corner lot, fronts 55.05 feet on the northwesterly margin of Trice Drive and fronts 65 feet on the southwesterly margin of Couch Drive, said frontages being joined by a curve having a length of 39.23 feet, and extends back 80 feet on the northwesterly line and 90 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Shirley B. Richardson by quitclaim deed from Charles P. Toney, Trustee, of record in Book 5333, page 684, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 2437 Page 59 said Register's Office, and to the matters set forth in the referenced Plan of record.

96294

IDENTIF. REFERENCE

FEB 28 1 23 PM '91

0279 03/01 0101 03CHECK 181.57

This is improved property, known as: 909 Trice Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 1991.

Shirley B Richardson
Shirley B. Richardson

Bobby G. Richardson
Bobby Gene Richardson

State of Tennessee
County of Davidson

On this 28th day of February, 1991, before me the undersigned authority, personally appeared Shirley B. Richardson and Bobby Gene Richardson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Oct 9, 1994

OFFICIAL RECEIPT

RECEIVED OF _____

FOR _____

BOOK 8301 PAGE 932

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	52900.00
CON TX	174.57
PRFEE	1.00
WDEED	6.00
TOTAL	181.57
CHECK	181.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/91 01 13:25 0001 0279

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IDENTIF. TA

REFERENCE

'91

No. 401113