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. (CB) (Title No: 30663)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $180,000.00

Affiant

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

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Kenneth A. Richards	Sears Mortgage Corporation	142-16-A-28
801 Bircham Court	2500 Lake Cook Road	9D 78528
Nashville, TN 37221	Riverwoods, Illinois 60015	

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 **Richard Michael Rodriquez and spouse, Melinda A. Rodriquez,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth A. Richards and spouse, Mary R. Richards,** 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. 28 on the plan of Devon Park-Phase I, of record in Book 5200, page 670, 671 and 672, Register's Office for said County.

SAID Lot No. 28 fronts 81.63 feet on the westerly margin of Bircham Court and extends back 144.05 feet on the northerly line and 163.54 feet on the southerly line to a dead line in the rear, measuring 79.00 feet thereon.

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

BEING the same property conveyed to Richard Michael Rodriguez and wife, Melinda A. Rodriquez by deed from Andrew B. Gibson, Jr., Trustee with full power to convey, of record in Book 6648, page 89, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6176, Page 7 as amended in Book 6541, page 542 and Book 6967, page 156, said Register's Office, and to the matters set forth in the referenced Plan of record.

96572
IDENTIF. TREFERENCE
MAR 4 11 44 AM '91
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

0585 03/04 0101 03CHECK 601.00

This is improved property, known as: 801 Bircham Court, Nashville, TN 37221

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.

Richard Michael Rodriquez

Melinda A. Rodriquez

State of Tennessee
County of Davidson

On this 28th day of February, 1991, before me the undersigned authority, personally appeared Richard Michael Rodriquez and Melinda A. Rodriquez, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

[redacted]

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

RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 690

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 180000.00
CON TX 594.00
PRFEE 1.00
WDEED 6.00
TOTAL 601.00
CHECK 601.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/91 01 11:46 0001 0585

96572

IDENTIF. REFERENCE

MAR 4 11 46 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 401418