BOOK 8341 PAGE 818 File in Box # 14

FORM NO. WD-1
7064-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Randy T. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF April 1991

Notary Public

MY COMMISSION EXPIRES: 11/10/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
RANDY T. RICHARDS (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 132-16
441 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 31
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB 06DU-23995

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, WE, LUCILLE C. TIDWELL as HEIR AT LAW of EDNA DICKSON CAROTHERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY T. RICHARDS AND LARAE A. WILLIS

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 808 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 808 fronts 80.0 feet on the southwesterly side of Lynn Drive and runs back 161.8 feet on the southeasterly side and 162.2 feet on the northwesterly side to a line in the rear which measures 80.0 feet thereon.

BEING the same property conveyed to Edna Dickson Carothers, unmarried, by Deed from Ellen W. LeGraff, unmarried, of record in Book 5180, Page 162, Register's Office for Davidson County, Tennessee. The said Edna Dickson Carothers having since died and property now being vested in Lucille C. Tidwell as Heir-at-Law.

This conveyance is subject to restrictive covenants of record in Book 1788, Page 108, Book 3400, Page 226, amended in Book 3435, Page 357, and Book 3502, Page 555, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

10789 IDENTIF. REFERENCE MAY 1 9 42 AM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 441 Lynn Drive, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised 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 GRANTEES, their 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 her hand this 29th day of April, 19 91

Lucille C. Tidwell
LUCILLE C. TIDWELL

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LUCILLE C. TIDWELL

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1991.

Notary Public

Commission Expires 11/10/91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

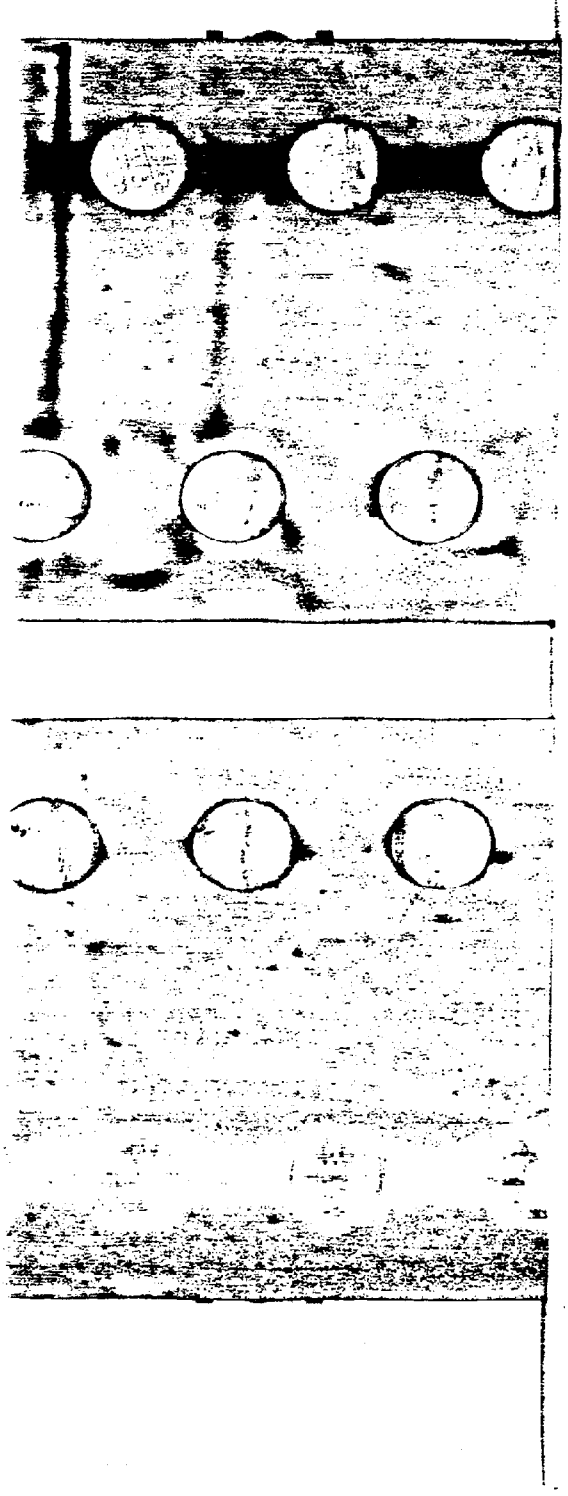
LUCILLE C. TIDWELL

TO

RANDY T. RICHARDS AND LARAE A. WILLIS

7994 05/01 0101 CKCHECK 218.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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

CAMT 64000.00
CON TX 211.20
PRFEE 1.00
WDEED 6.00
TOTAL 218.20
CHECK 218.20

05/01/91 01 09:42 0001 7994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10789

IDENTIF. REFERENCE

MAY 1 9 42 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 417653