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BOOK 8370 PAGE 653

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,672.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF June 19 91

Notary Public

MY COMMISSION EXPIRES: 9-24-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Bruce Calvin (NAME)	First Wachovia Mortgage Company (NAME)	MAP 161-3
5032 N. Hilson Drive (ADDRESS)	P. O. Box 3174 (ADDRESS)	PARCEL 150
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	6DU-65873

FOR AND 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, Jerry G. Richardson and wife, Kendra Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Bruce Calvin and wife, Debra Smith Calvin

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. 31 on the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for said County.

Said Lot No. 31 fronts 62.00 feet on the easterly margin of North Hilson Drive and extends back between parallel lines 176.08 feet to a dead line in the rear.

Being the same property conveyed to Jerry G. Richardson and wife, Kendra Richardson by deed from James D. Stepp and wife, Alice F. Stepp of record in Book 6947, page 595, re-recorded in Book 6973, page 992 and re-recorded in Book 6987, page 302, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to any and all existing easements, restrictions and setback lines of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 5313, page 252, Register's Office for Davidson County, Tennessee which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

2423 06/10 0101 03CHECK 240.31

This is unimproved ( ) improved (X) property, known as 5032 N. Hilson Drive, Nashville, Tennessee 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 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 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 our hand s this 7th day of June 19 91

Jerry G. Richardson
Jerry G. Richardson

Kendra Richardson
Kendra Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry G. Richardson and wife, Kendra Richardson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of June 1991

Commission expires 9-24-94

Carol Cash
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

21002

TENNESSEE REAL ESTATE TRANSFER

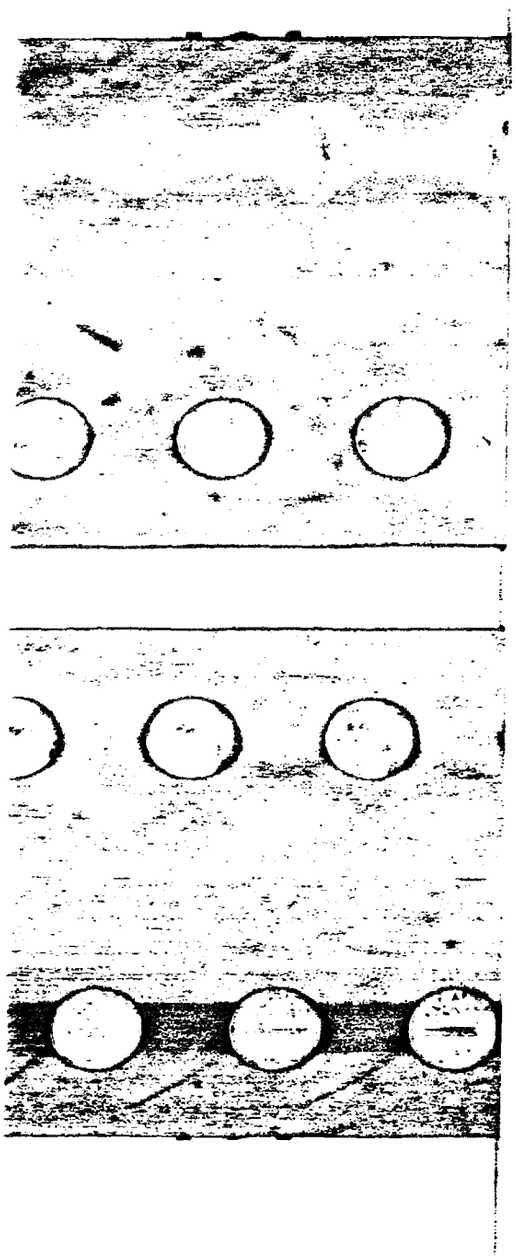
JUN 10 1 51 PM '91

WARRANTY DEED

FROM
Jerry G. Richardson and wife, Kendra Richardson

TO
Jerry Bruce Calvin and wife, Debra Smith Calvin

RETURN TO:
Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211



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	70672.24
			CON TX	233.31
			PRFEE	1.00
			WDEED	6.00
			TOTAL	240.31
			CHECK	240.31
06/10/91	01		13:58 0001	2423

RECEIPT IS NOT VOID UNTIL CHECK IS PAID BY BANK

2102

IDENTIFICATION

JUN 10 1 51 PM

No. 429483