This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

BOOK 8385 PAGE 928

ADDRESS NEW OWNER:
Brad Allman and Julikarel Allman
4925 Hopedale Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
1st - Chemical Mortgage Company
101 East Town Street
Columbus, Ohio 43215

2nd - Carriage House Realty & Development Co.
206 Shady Grove Road
Nashville, Tennessee 37214

MAP AND PARCEL:
MAP 147-8
GROUP
PARCEL 37.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert Richie and wife, Vickie S. Richie, and Mary Vance, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brad Allman and wife, Julikarel Allman, 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. 14 on the Plan of Resubdivision of Lot 14 and the adjoining Reserve Parcel of Beverly Heights, Section One, of record in Book 6200, page 411, Register's Office for said County.
>
> Said Lot No. 14, which is a corner lot, fronts 152.33 feet on the westerly margin of Hopedale Drive and fronts 186.52 feet on the southerly margin of Wales Drive, said frontages being joined by a curve having a length of 42.37 feet, and extends back 145.75 feet on the southwesterly line and 127.98 feet on the southerly line to a point of intersection.
>
> Being the same property conveyed to Robert Richie and wife, Vickie S. Richie, and Mary Vance, by deed from Margaret E. DeFord dated December 16, 1986, as of record in Book 7074, page 43, Register's Office for Davidson County, Tennessee.

This is improved property known as 4925 Hopedale Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Book 2401, page 391, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book

6200, page 411, said Register's Office, including Plat Notes 2 and 5 on said Plan; a 30 foot minimum building setback line from Wales Drive; a 60 foot minimum building setback line from Hopedale Drive; a 5' X 25' utility anchor easement at the southeast corner of the lot; and a 20 foot private sewer line easement for Lot No. 14-A.

As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness owed to Chemical Mortgage Company, commencing with the payment due on July 1, 1991, and which mortgage indebtedness is evidenced by an instrument of record in Book 7074, page 46, as assigned in Book 7074, page 51, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantees, as is the hazard insurance.

Real property taxes for 1991 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brad Allman and wife, Julikarel Allman, their heirs and assigns, forever; and we, Robert Richie and wife, Vickie S. Richie, and Mary Vance, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of June, 1991.

Robert Richie

Robert Richie

Vickie S. Richie

Vickie S. Richie

Mary Vance

Mary Vance

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Richie and wife, Vickie S. Richie, and Mary Vance, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of June, 1991.

Patricia M. Durin
NOTARY PUBLIC

PATRICIA M. DURIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,300.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of June, 1991.

Patricia M. Durin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE PATRICIA M. DURIN

26570

FILED FOR RECORD
JUN 28 10 51 AM '91

8869 06/28 0101 03CHECK 251.89



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 73300.00
CON TX 241.89
PRFEE 1.00
WDEED 9.00
TOTAL 251.89
CHECK 251.89

06/28/91 01 10:51 0001 8869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26570

IDENTIFICATION REFERENCE

JUN 28 10 51 AM '91

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

No. 435856