To: Bk/36

WARRANTY DEED BOOK 8425 PAGE 799

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-38	Mr/Mrs Joseph Anthony Richards	BarclaysAmerican/Mortgage Corp. P. O. Box 31728 Charlotte, NC 28231
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4405 Park Avenue	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JOHN H. REINBOLD and wife, LAURA R. REINBOLD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH ANTHONY RICHARDS and wife, BRENDA JOYCE RICHARDS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 306, Block 13 on the plan of Charlotte Park Company's First Addition as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John H. Reinbold and wife, Laura R. Reinbold by deed from Mark C. Pinkerton and wife, Teresa S. Pinkerton, as of record in Book 6526, page 1, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, and all matters shown on the recorded plat referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1991 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of August, 19 91.

John H. Reinbold

Laura R. Reinbold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8425 PAGE 800

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

John H. Reinbold and wife, Laura R. Reinbold

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, the 20 day of August, 19 91.

My commission expires: 3-26-94

Mary Ann Kelley
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

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

Witness my hand and official seal at _____,

this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER. FOR THIS TRANSFER IS $81,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 1991 MY COMMISSION EXPIRES: 3-26-94 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM JOHN H. REINBOLD AND WIFE

TO JOSEPH ANTHONY RICHARDS AND WIFE

40904.

IDENTIFICATION REFERENCE

Aug 22 11 53 AM '91

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

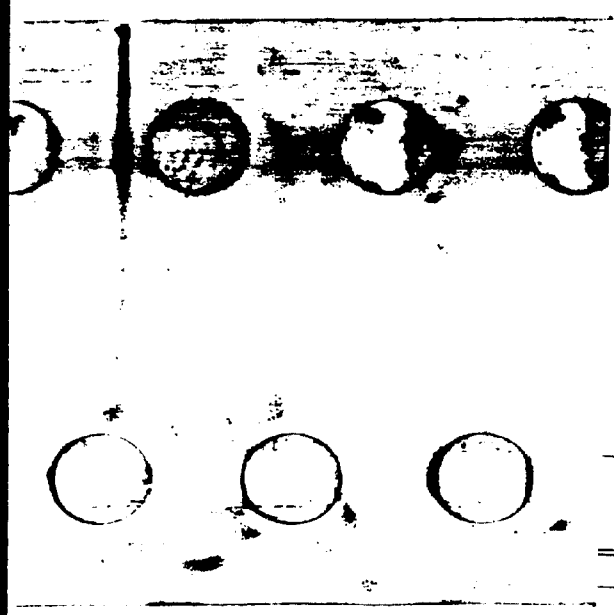
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

_____
Notary Public

5710 08/22 01 03CHECK 308.1B



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

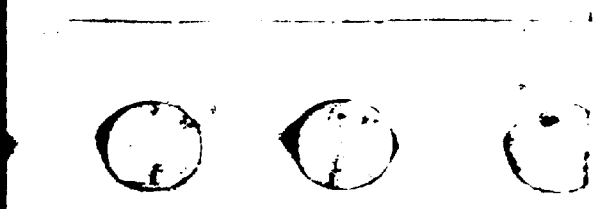
RECEIVED OF _____

FOR _____

BOOK 8425 PAGE 801

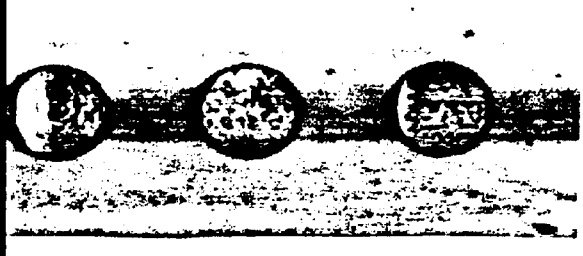
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	81400.00
CON TX	301.18
PRFEE	1.00
WDEED	6.00
TOTAL	308.18
CHECK	308.18

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 5710



4.0904

IDENTIFICATION REFERENCE

Aug 22 11 53 AM '91

No. 452220