BOX 23

BOOK 8443 PAGE 288

File No: 8484-5

Address New Owner:	Send Tax Bills To:	Map/Parcel
Avery M. Richardson, etux	Same	Map 165
528 HIGHCREST DRIVE		pt/of Parcel 23
NASHVILLE, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, BILLY JOE WHEELER and JOHN WAYNE WHEELER, unmarried, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said AVERY M. RICHARDSON and wife, EVYLEE RICHARSON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT #4 of the survey referenced herein: Land in the Twenty-Ninth Councilmanic District of Davidson County, Tennessee and being described according to survey by J. Bruce Rainey, Surveyor, R. L. S. Tennessee No. 823, Bruce Rainey and Associates, 116 Maple Row Boulevard, Hendersonville, TN 37075, dated August 16, 1991 and revised September 5, 1991 and known as Job No: 910235, as follows:

Beginning at an iron pin set in the north margin of Lavergne-Couchville Road, said pin being the Southwest corner of the herein described tract and being 597.69 feet from the Northeast corner of the Daisy Marie Whidby property of record in Book 4199, Page 118, Register's Office for Davidson County, Tennessee; thence leaving said north margin of Lavergne-Couchville Road North 51 degrees 15 minutes 29 seconds West 687.76 feet to an iron pin in the line of John D. Presley property of record in Book 6118, Page 284, said Register's Office; thence with the line of Presley North 87 degrees 26 minutes 19 seconds East 157.70 feet to an iron pin, said pin being the Southeast corner of John D. Presley and the Southwest of the Sheley Parker property of record in Book 1637, Page 177, said Register's Office; thence with the line of Parker South 53 degrees 58 minutes 34 seconds East 187.37 feet to an iron pin, said pin being the Southeast corner of the Sheley Parker property; thence with the line of Parker North 08 degrees 00 minutes 03 seconds East 161.00 feet to an iron pin set; thence North 01 degrees 10 minutes 13 seconds East 228.18 feet to an iron pin, said pin being the Southwest corner of the Shelia Johnson property of record in Book 7714, Page 44, said Register's Office; thence with the line of Johnson South 83 degrees 40 minutes 51 seconds East 297.40 feet to an iron pin found, said pin being in the line of the Leroy A. Smith property of record in Book 6386, Page 804, said Register's Office; thence South 79 degrees 50 minutes 16 seconds East 101.32 feet to an iron pipe found in the line of Gabriella M. Webb property of record in Book 6337, Page 549, said Register's Office; thence South 82 degrees 56 minutes 05 seconds East 41.39 feet to an iron pin, said pin being the Northeast corner of the herein described tract and being in the line of the Edgar Hamilton property of record in Book 5226, Page 45 said Register's Office; said pin also being the Northeast corner of the Samuel R. Elam property of record in Book 7367, Page 254, said Register's Office; thence with the line of Elam South 33 degrees 10 minutes 11 seconds West 156.68 feet to an iron pin found, said pin being the Southwest corner of the Elam property and the Northwest corner of Erbie M. Smith Jr. property of record in Book 2035, Page 24 said Register's Office; thence with the line of Smith South 33 degrees 57 minutes 46 seconds

West 300.83 feet to an iron pin said pin being the Northwest corner of the Jackie Williams and Woodard Messick property of record in Book 8344, Page 662, said Register's Office; thence with the line of Williams and Messick South 48 degrees 55 minutes 27 seconds East 170.41 feet to an iron pin set on the north margin of Lavergne-Couchville Road; thence with the north margin of Lavergne-Couchville Road the following calls; South 33 degrees 41 minutes 18 seconds West 127.69 feet to an iron pin; thence South 33 degrees 33 minutes 26 seconds West 72.31 feet to the point of beginning, containing 5.15 acres more or less

BEING PART OF THE SAME property conveyed to J. S. Wheeler, Jr. and wife, Mazell Wheeler by deed from Harry Warnick and wife, Lucille Warnick of record in Book 2039, Page 91, said Register's Office. The said J. S. Wheeler, Jr. died on April 10, 1954, was survived by his wife, Mazell Wheeler, acquired said property as surviving tenant by the entirety, and remained unmarried to the date of her death (intestate) on February 18, 1991. The subject real property passed to their sole heirs at law and issue, namely Billy Joe Wheeler and John Wayne Wheeler, under the Tennessee state laws of descent and distribution concerning intestate succession.

THIS PROPERTY is conveyed subject to Right-of-Way of record in of Book 2545, page 58, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations

THIS IS unimproved property located on LaVergne Couchville Road, Antioch, Tennessee. This property and improvements are transferred in "AS IS" condition.

DONNA FAYE WHEELER wife of Billy Joe Wheeler, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to her by virtue of her marriage to Billy Joe Wheeler, and (ii) waiving, renouncing and quitclaiming to grantee any dower, elective share, marital rights exemption rights or other rights which she may have or which are provided for by law in the premises hereby conveyed.

TO HAVE AND TO HOLD the said real estate, with the appurtenances. estate, title and interest thereto belonging to the said Avery Richardson and wife, EvyLee Richardson, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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.

WITNESS our hands on this 12TH day of September, 1991.

Billy Joe Wheeler
BILLY JOE WHEELER

John Wayne Wheeler
JOHN WAYNE WHEELER

Donna Faye Wheeler
DONNA FAYE WHEELER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $12,800.00.

AFFIANT

Sworn to and subscribed before me this 13TH day of Septermber, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Joe Wheeler and wife, Donna Faye Wheeler, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12TH day of September, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Wayne Wheeler, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12TH day of September, 1991.

NOTARY PUBLIC

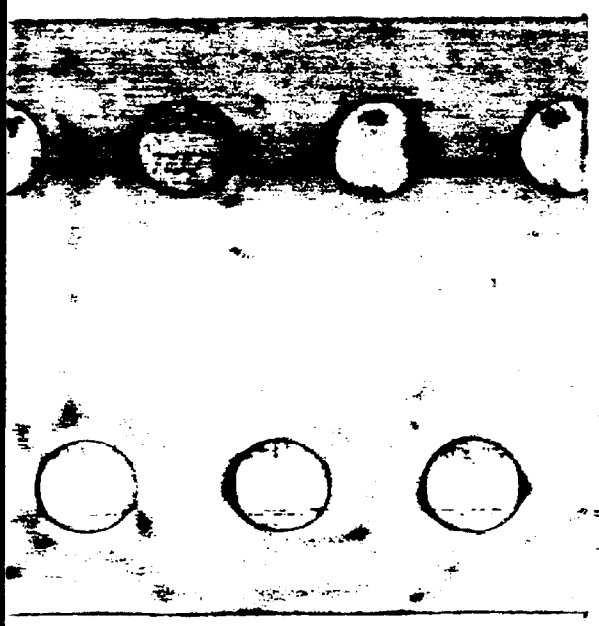
My commission expires: 5/22/93.

Prepared By:
DAVID COLEMAN
Attorney at Law
9000 E. Church St. B-102
Brentwood, TN 37027

47174

SEP 16 12 38 PM '91

1184 09/16 0101 03CHECK 57.36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

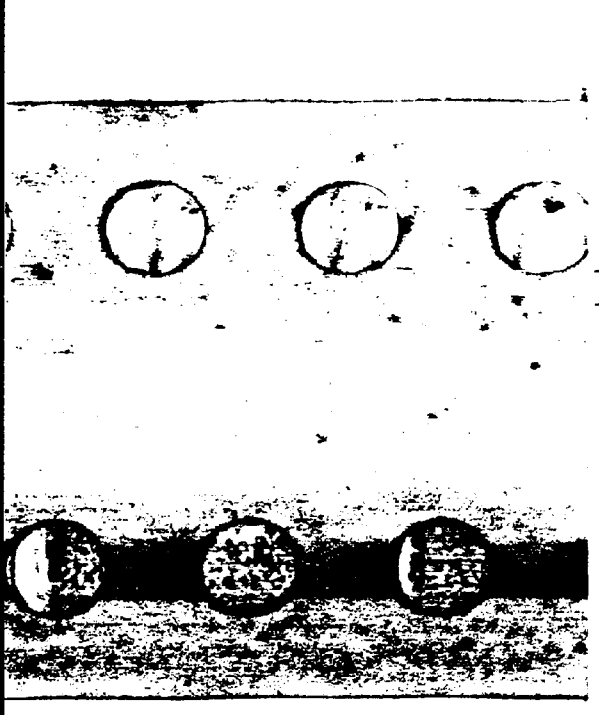
FOR _____

BOOK 8443 PAGE 291

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	12800.00
			CON TX	47.36
			PRFEE	1.00
			WDEED	9.00
			TOTAL	57.36
			CHECK	57.36
09/16/91	01		12:39 0001	1184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.7.17.4

IDENTIFT REFERENCE

SEP 16 12 39 PM '91

No. 459419