FORM NO. WD-1

BOOK 8447 PAGE 377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 91

Notary Public

MY COMMISSION EXPIRES: 3-3-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Gerhart O. Richter etux (NAME)	owner at same address (NAME)	174-3
741 Preston Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5D-36675
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 I, Virginia T. Jones, unmarried, as the surviving tenant by the entirety, by and through her lawful attorney-in-fact Daphne Diane Briley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerhart O. Richter and wife, Judith E. Richter

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 the 5th Civil District of Davidson County, Tennessee, and being Lot "D" on the survey made by E.L. Miller, Jr. & Co., dated October 19, 1965, and described according to the description contained in the deed at book 7647, page 101, said Register's Office, from said survey as follows:

BEGINNING at a point in the center of Preston Road, said point being 1,012 feet southwesterly from the intersection of the centerline of Preston Road and Cane Ridge Road, said point being also the corner of Lots "C" and "D" (and the southeast corner of said Lot "D"); thence, with the line between said Lots "C" and "D", N 4° 20' W, 708 feet to a point (the common rear corner of said Lots "C" and "D" and the northeast corner of said Lot "D"); thence, N 87° 30' W, 200 feet to a point (the northwest corner of said Lot "D"); thence, S 05° 00' W, 855 feet to a point; thence, S 78° 00' E, 77 feet to the centerline of said road; thence, with the centerline of said road in a northeasterly direction 297 feet to the point of beginning, and containing 4.7 acres, more or less.

Being all the same property conveyed to Ernest H. Jones and wife, Virginia T. Jones by deed from Rick O'Connor, unmarried, as of record at Book 7647, page 101, said Register's Office. The said Ernest H. Jones having since died testate in Davidson County, Tennessee, on March 19, 1991.

This conveyance is subject to: [see page 2 hereof]

IMproved

unimproved ( ) This is improved (X) property, known as 741 Preston Rd., Antioch, TN 37013
(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 my hand this 20th day of September, 19 91

Virginia T. Jones

By: Daphne Diane Briley
Daphne Diane Briley
Attorney In Fact

See Power of Attorney of record at Book 8112, page 499, said Register's Office, Virginia T. Jones to Daphne Diane Briley.

This conveyance subject to:

1. 1991 property taxes listed to map-parcel: 174-3, 5D-36675, in the amount of 717.99.
2. Easement for power lines (TVA) as of record at Book 2336, page 402, said Register's Office.
3. Right-of-way for Preston Road embraced within the boundaries of the described premises.

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STATE OF Tennessee :
COUNTY OF Davidson :

2855 09/20 0101 03CHECK 428.80

On this 20th day of September , 19 91 , before me, the undersigned authority, did personally appear Daphne Diane Briley, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Virginia T. Jones, and acknowledged she executed the same as the free act and deed of the said Virginia T. Jones. WITNESS my hand and official seal at Nashville, TN, on this date.

My comm. expires: 3-3-92

Notary Public

SEP 20 3 11 PM '91

4863 1

WARRANTY DEED

FROM
Virginia T. Jones

TO
Gerhart O. Richter and wife,
Judith E. Richter

AQ 155236

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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 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 114000.00
CON TX 421.80
PRFEE 1.00
WDEED 6.00
TOTAL 428.80
CHECK 428.80

09/20/91 01 15:13 0001 285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48631

IDENTIFICATION REFERENCE

SEP 20 3 11 PM '91

No. 461068