THIS INSTRUMENT PREPARED BY: RONALD B. BUCNANAN, Attorney at Law
Mail P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 8469 PAGE 123

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
JAMES P. RICHARDS, ET UX 1406 Turner Street Old Hickory, TN 37138	SAME	Map 053-03-0 Parcel 272.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH ANN LILLARD TEASLEY and husband, FRANK O. TEASLEY, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES P. RICHARDS and wife, LEIGH T. RICHARDS, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 146 of Section "B" on the Plan of E. I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 146 fronts 60.6 feet on the westerly side of Turner Street and extends back between parallel lines 86.4 feet to a dead line.

BEING the same property conveyed to John B. Lillard and wife, Elizabeth Q. Lillard, by deed from Joseph Ellis Jones and wife, Velma B. Jones, of record in Book 2027, page 281, Register's Office for Davidson County, Tennessee.

The said Elizabeth Q. Lillard died on March 23, 1978, vesting said property in her surviving husband, John B. Lillard, only.

The said John B. Lillard died on February 13, 1987, leaving the property above described to his daughter, Elizabeth Ann Lillard Teasley. Said Will was admitted to probate on April 24, 1987, and docketed as Case No. 79877, in the Probate Court for Davidson County, Tennessee.

FRANK O. TEASLEY, husband of ELIZABETH ANN LILLARD TEASLEY, joins in this deed for the purpose of conveying any marital rights he may have acquired, if any.

This is improved property, known as: 1406 Turner Street
Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 21st day of October, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

5.6.2 9 8.

IDENTIFICATION REFERENCE

Oct 23 8 46 AM '91

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

Elizabeth Ann Lillard Teasley
ELIZABETH ANN LILLARD TEASLEY

Frank O. Teasley
FRANK O. TEASLEY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

X Elizabeth Ann Lillard Teasley
AFFIANT

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

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

3144 10/23 0101 03CHECK 266.00

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared ELIZABETH ANN LILLARD TEASLEY and husband, FRANK O. TEASLEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 21st day of October, 1991.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8469 PAGE 125

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 6.00
TOTAL 266.00
CHECK 266.00

10/23/91 01 08:48 0001 5144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.2 9 8.

IDENTIFICATION REFERENCE

OCT 23 8 46 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 469873