BOOK 8553 PAGE 136

FROM: Ricky Von Richter and wife
Donna Richter

TO: Shelvery Garrison

THIS INSTRUMENT PREPARED BY: Jeb Barb
DEARBORN & EWING, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1200
414 UNION STREET
NASHVILLE, TENNESSEE 37239-1200

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Shelvery Garrison 221 Warrior Road Madison, Tn. 37115	NationsBanc Mortgage Corporation of P.O. Box 26388 Richmond, VA 12160-6388	Map 43-16 Parcel 183

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Shelvery Garrison
Affiant

Subscribed and sworn to before me, this the 14th day of February, 1992.

Carol R. Lewis
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Ricky Von Richter and wife, Donna Richter, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Shelvery Garrison, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 221 Warrior Road, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same 0is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 14th day of February, 1992.

Ricky Von Richter
RICKY VON RICHTER

Donna Richter
DONNA RICHTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Von Richter and wife, Donna Richter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of February, 1992.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 3/27/93

3768/CAR/CAW
RRG011-00000/ 2/11/92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 75 feet on the northerly margin of Warrior Drive and extends back 163.15 feet on the easterly line and 175.41 feet on the westerly line to a dead line in the rear measuring 43.56 feet thereon.

Being the same property conveyed to Ricky Von Richter and wife, Donna Richter by deed from Jimmy A. Mercer and wife, P. Joyce Mercer, of record in Book 5567, page 338, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

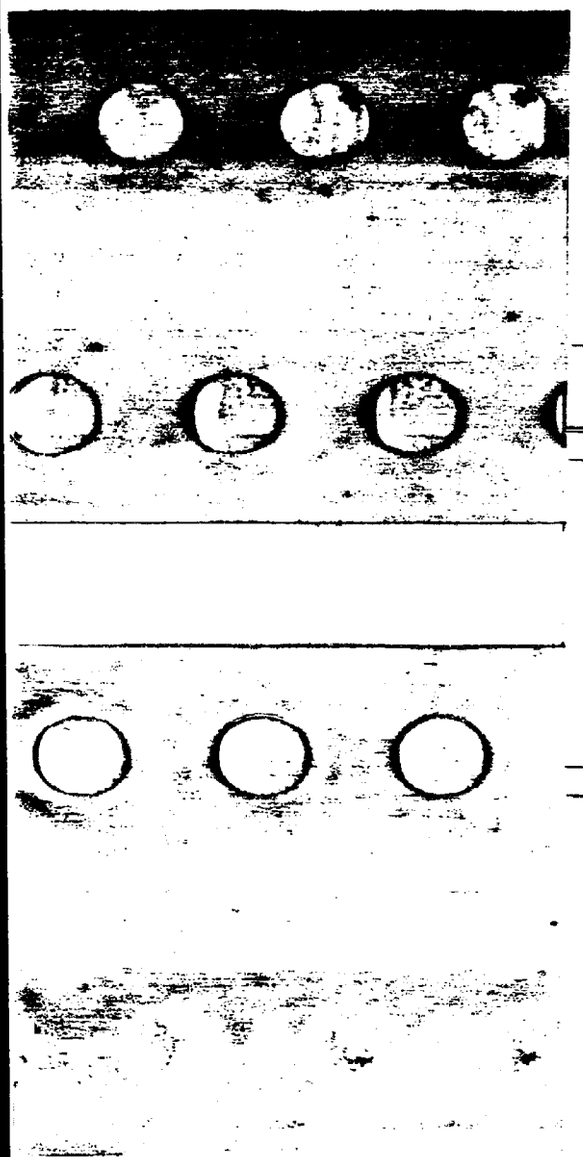
1. 1992 Metropolitan Government taxes.

2. Restrictive Covenants of record in Book 5286, page 406, said Register's Office.

3. All matters as shown on the plan of record in Book 5050, page 83, said Register's Office

4. All matters as shown on the Mortgage Loan Inspection made by Campbell Surveying Co., Inc., dated January 4, 1992, including the encroachment of the concrete pad for basketball goal 1', more or less, onto Lot 76.

8526 1
IDENTIFICATION REFERENCE
FEB 19 1 15 PM '92
DAVIDSON COUNTY, TN
240 02/19 1101 03CHECK 209.80



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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 9.00
TOTAL 209.80
CHECK 209.80

02/19/92 01 13:15 0001 2400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8526.1

IDENTIFICATION REFERENCE

FEB 19 1 15 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 502959