This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Rosa Ann Richardson
1104 Meridian
Nashville, Tennessee 37207

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 82-3
PARCEL 245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W. A. McWhirter and wife, Mary McWhirter hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rosa Ann Richardson, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 161 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to W. A. McWhirter, by deed from BancBoston Mortgage Corporation of record in Book 8278, Page 494, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 1104 Meridian, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rosa Ann Richardson, unmarried, her heirs and assigns, forever; and we, W. A. McWhirter and wife, Mary McWhirter do covenant with the said Grantee 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

92103
IDENTIFICATION REFERENCE
MAR 13 11 19 AM 19
DAVIDSON COUNTY, TN

Witness our hands this the 9th day of March, 1992.

W. A. McWhirter

Mary McWhirter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named W. A. McWhirter and wife, Mary McWhirter 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of March, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

6093 03/13 0101 03CHECK 162.40

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

RECEIVED OF _____

FOR _____

BOOK 8574 PAGE 124

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANE
CO TX - STATE TAX CC
MO TX - STATE TAX M
PRFEE - PROBATE F

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAI

CAMT 42000.0
CON TX 155.4
PRFEE 1.0
WDEED 6.0
TOTAL 162.40
CHECK 162.40

3/13/92 01 11:20 0001 60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92103

IDENTIFICATION REFERENCE

MAR 13 11 19 AM '92

REGISTER
DAVIDSON COUNTY, TN

No. 510527