WARRANTY DEED

FROM: Lee Chira, Trustee, Grantor

TO: Richard V. Dudley, Jr. and Marianne Wilson

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Richard V. Dudley, Jr. and Marianne Wilson 905 Kenwick Court West Nashville, TN 37221	SAME	155-8C-170

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty-Seven Thousand Six Hundred Eighty-Seven Dollars ($147,687.00).

Marianne Wilson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 24 day of February, 1992.

Notary Public

My Commission Expires: 11-27-93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Lee Chira, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Richard V. Dudley, Jr. and Marianne Wilson, Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 170 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Grantor as Trustee, with full power to sell without joinder of any beneficiary, from Nashville Properties Partnership by deed of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

Grantor herein also conveys the water tap and sewer tap for said lot.

This is improved property known as Kenwick Court West, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, and Book 7270, page 648, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

8628R

Deed from Lee Chira, Trustee
to Richard V. Dudley, Jr. and Marianne Wilson

Witness my hand this 26th day of February, 199_.

LEE CHIRA, TRUSTEE

William C. Demetree
by Linda Knudsen Attorney in Fact.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, Lee Chira, Trustee, 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, at Office, this 26th day of February, 1992.

Robert N. Buchanan III
Notary Public

My Commission Expires: 3-4-92

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

REG. ID 19 0101 03CHECK 556.49

Personall appeared before me, Donald R. Barrett, Jr, a Notary Public of said county and state, Linda Knudsen, with whom I am personally acquainted and who proved to me to be the attorney in fact of William C. Demetree and who acknowledged that she as such attorney in fact executed this instument for the purposes contained herein.

Witness my hand this 26 day of February, 1992

Donald R. Barrett, Jr.
Notary Public

My Commission Expires: 11-27-93

9254U.

IDENTIFI REFERENCE

MAR 16 2 25 PM '92

DAVIDSON COUNTY, TN

8068R

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8575 PAGE 232

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
147687.00
CON TX 546.49
PRFEE 1.00
WDEED 9.00
TOTAL 556.49
CHECK 556.49
3/15/93 01 14:28 0001 6654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92540

IDENTIFICATION REFERENCE

MAR 15 2 25 PM '93

REGISTER
DAVIDSON COUNTY, TN

No. 511082