BOOK 8596 PAGE 120

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF April, 19 92

Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Richardson (NAME)	NationsBanc Mortgage Corporation (NAME)	10D 15815
2590 Greer Road (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	17-191
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richmond, VA 23230-3479 (CITY) (STATE) (ZIP)	

FOR AND 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, Ruby C. Callis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Richardson and wife, Cynthia J. Richardson

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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by John P. Alley, Surveyor, November 4, 1965, as follows:

Beginning at an iron spike in the center of Greer Road at the intersection of the center line of said road and a point in the eastern boundary line of John Benton property; thence N. 3 degrees 55' E. 773 feet to an iron pin; thence S. 86 degrees 05' E. 445 feet to an iron stake, black gum pointers; thence S. 3 degrees 25' W. 560 feet to an iron stake; thence S. 49 degrees 15' W. 431.2 feet to the center of Greer Road; thence with the center of the same N. 48 degrees 40' W. 85 feet and N. 57 degrees 06' W. 81.9 feet to the beginning, containing 7.62 acres, more or less.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is a tract or parcel of land conveyed to Thomas L. Legieza, his heirs and assigns, of record in Book 7986, page 277, and corrected in Book 8082, page 755, Register's Office for Davidson County, Tennessee, more specifically described as follows, to-wit:

Being Lot No. 1 on the Plan of Ruby Callis' lot, as of record in Book 6200, page 855, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

TOGETHER with an easement for ingress, egress and utilities as shown on said

CONTINUED

unimproved ( )
This is improved (X) property, known as 2590 Greer Road, Goodlettsville, Tennessee 37072
(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 3rd day of April, 19 92

Ruby C. Callis
Ruby C. Callis

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 Ruby C. Callis

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 3rd day of April, 19 92.

Commission expires 4/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ruby C. Callis

TO

William A. Richardson and wife, Cynthia J. Richardson

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

Plan.

Being the same property conveyed to Ruby C. Callis by deed from Billy W. Johnson and wife, Wanda A. Johnson, of record in Book 7264, page 484, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8578, page 245, said Register's Office, Dennis R. Callis conveyed all his right, title and interest in subject property to Ruby C. Callis a/k/a Ruby Viola Cowherd Callis.

8321 04/08 0101 03CHECK 211.65

9.9.7.3.4.

IDENTIFICATION REFERENCE

APR 8 8 25 AM 19

DAVIDSON COUNTY, TN



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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 9.00
TOTAL 211.65
CHECK 211.65

04/08/92 01 08:24 0001 8321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.7.3.4.

IDENTIFICATION REFERENCE

APR 8 8 25 AM 19 92

REGISTER
DAVIDSON COUNTY, TN

No. 519201