Ex 1

BOOK 8652 PAGE 484

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF June, 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Tim Richardson (NAME)	First Tennessee Bank National Association (NAME)	104-15-0
2705 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000 Dept. 47 (STREET ADDRESS)	415.00
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	07DA 04385

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry W. Fitch and Virginia Barksdale and John Edward Fitch and wife, Freddie Fitch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Richardson and ~~wife, Rita M. Richardson and Henry A. Morgan~~ and wife, Maria Morgan

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the map showing subdivision of lots 12, 13, 14, and 15 on the Plan of Belair of record in Plat Book 547, Page 96, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to Jerry C. Fitch and wife Kate Dortch Fitch by deed of record in Book 2018, Page 531 said Register's Office. Jerry C. Fitch predeceased Kate Dortch Fitch, said property is now vested in Virginia Fitch Barksdale, John E. Fitch and Jerry W. Fitch as heirs at law of Kate Dortch Fitch.

This conveyance is subject to any and all existing restrictions and easements of record.

Freddie Fitch joins in this conveyance for the sole purpose of conveying any marital rights she may have.

19587

IDENTIF. REFERENCE

Jan 15 2 46 PM '92

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is (XX) unimproved ( ) improved property, known as 2705 Woodlawn Drive, Nashville, TN 37215
(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 our hand s this 10th day of June, 19 92

Jerry W. Fitch

Virginia Barksdale

John Edward Fitch

Freddie Fitch

STATE OF TENNESSEE }
Davidson County }

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xxxxxx
At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Fitch and Virginia Barksdale and John Edward Fitch and wife, Freddie Fitch

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 10th day of June, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Jerry W. Fitch and Virginia Barksdale and John Edward Fitch and wife, Freddie Fitch

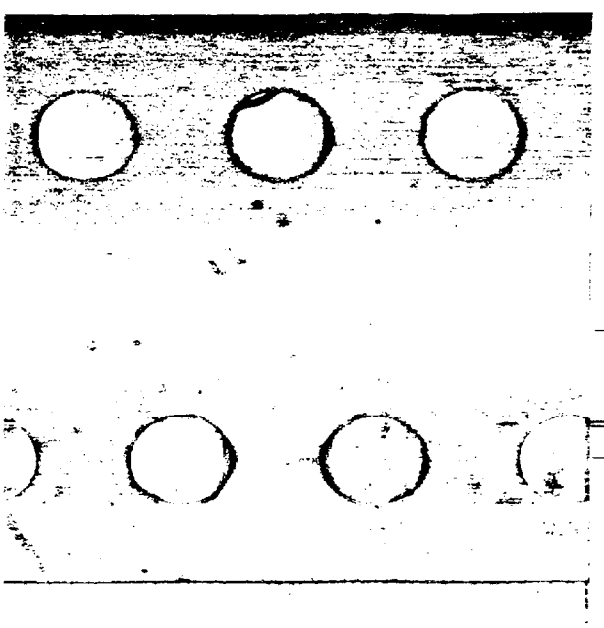
TO

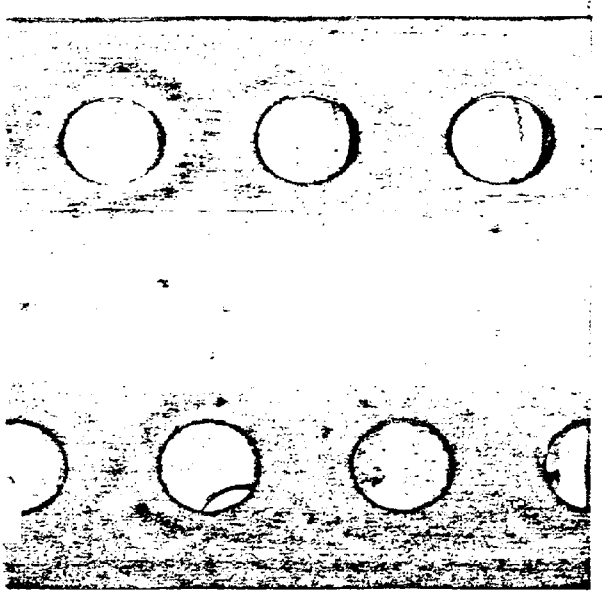
Tim Richardson and wife, Rita M. Richardson and Henry A. Morgan and wife, Maria Morgan

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

1524 06/15 0101 03CHECK 266.00

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 486

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

06/15/92 01 14:32 0001 1524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19567

IDENTIF. REFERENCE

JUN 15 2 36 PM '92

No. 541271