This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8751 PAGE 884

ADDRESS NEW OWNER:
Robert Douglas Richter
1651 Highfield Lane
Brentwood, TN 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP
GROUP
PARCEL

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, Walter L. Timmons, Jr. and wife, Joanne L. Timmons, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Douglas Richter and wife, Cynthia C. Richter hereinafter called the Grantee, 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 Unit No. 114 on the Plan of Spring Place Condominiums, as described and shown on site layout in Book 6780, page 289, attached to Master Deed for Spring Place Condominiums of record in Book 6780, page 229, and the By-Laws appended thereto of record in Book 6780, page 265, said Register's Office, and addendums thereto, to which reference is hereby made.

Being the same property conveyed to Walter L. Timmons, Jr. by deed from T & C Partnership of record in Book 7627, page 756, Register's Office for Davidson County, Tennessee.

Grantee hereby assumes and agrees to pay the balance of Fifty Nine Thousand One Hundred Seventy One and 84/100 ($59,171.84) which amount is the outstanding principal balance of an indebtedness owed to Union Planters National Bank, a national banking association, and which amount is secured by a Deed of Trust executed by Walter L. Timmons, Jr. and wife, Joanne L. Timmons to Vaden Lackey, Jr. Trustee of record in Book 7627, page 832, and re-recorded in Book 7649, page 983 Register's Office for Davidson County, Tennessee.

Grantors Escrow Account with Union Planters National Bank, a national banking association is hereby assigned and conveyed to Grantee.

This is improved property known as 114 Spring Place Drive, Nashville, TN 37203.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1992 property taxes which are not yet due and payable.
2. Master Deed establishing a Horizontal Property Regime of Spring Place Condominiums, of record in Book 6780, page 229.

3. By-Laws appended thereto of record in Book 6780, page 265, Addendum to Master Deed and By-Laws as of record in Book 7213, page 121, and in Book 7242, page 924, said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Douglas Richter and wife, Cynthia C. Richter, their heirs and assigns, forever; and Walter L. Timmons, Jr. and wife, Joanne L. Timmons, 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 Grantee, her 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.

Witness our hands this the 30th day of September, 1992.

53014

IDENTIFICATION REFERENCE

OCT 7 3 34 PM '92

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

Walter L. Timmons

Walter L. Timmons, Jr.

Joanne L. Timmons

Joanne L. Timmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Walter L. Timmons, Jr. and wife, Joanne L. Timmons, 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, at office, this 30th day of September, 1992.

Notary Public

My Commission Expires: November 21, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,171.84

Robert Douglas Richter

AFFIANT

Subscribed and sworn to before me this 30th day of September, 1992.

Donna L Dial

NOTARY PUBLIC

My Commission Expires: ~~November 21, 1992~~

My Commission Expires JULY 22, 1995

10/07 CHECKED

228-04



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

RECEIVED OF _____

FOR _____

BOOK 8751 PAGE 886

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	59171.84
			CON TX	219.04
			PRFEE	1.00
			WDEED	8.00
			TOTAL	228.04
			CHECK	228.04
10/07/92	01		15:35 0001	8642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53014

IDENTIFICATION REFERENCE

OCT 7 3 34 PM '92

FELIX Z. WILSON II REG. STATE
DAVIDSON COUNTY, TN

No. 578173