BOOK 8957 PAGE 445

Ex #3

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Gladys W. Richter 4506 Carlton Drive Nashville, TN 37215	Same Same	Map 130-16-037 Parcel FH-04825

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Gladys W. Richter, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto my daughter, Patricia Anne Richter, a one-half (1/2) undivided interest in the hereinafter described real property and I do hereby transfer and convey a one-half (1/2) undivided interest in said property to my daughter, Julia R. Johnson.

I expressly retain a life estate in said property, with full and complete right of management during my lifetime.

Said property is described as follows: A certain tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Cherry Acres Subdivision, as of record in Book 2083, Page 35, Register's Office for said County.
>
> Said Lot No. 7 fronts 180 feet on the easterly margin of Carlton Drive, and extends back 262.2 feet on the northerly line, and 257.2 feet on the southerly line, to a line on the rear on which it measures 180.1 feet.
>
> Being the same real property conveyed to Lallie T. Richter and wife Gladys W. Richter by deed from Sidney A. McDonald of record in Book 5634, Page 810, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Lallie T. Richter to Gladys W. Richter of record in Book 7838, Page 254, said Register's Office.
>
> This conveyance is subject to restrictive covenants contained in instrument of record in Book 2142, Page 58; to the limitations shown on the Plan of record in Book 2083, Page 35; both of record in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4506 Carlton Drive, Nashville, Tennessee 37215.

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 I do covenant with the said Grantees that I am 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 I do

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

further covenant and bind myself, my 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. Whenever 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 20th day of May, 1993.

Gladys W. Richter
GLADYS W. RICHTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Gladys W. Richter, the within named 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 seal at Nashville, Tennessee this 20th day of May, 1993.

Richard D Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-23-94

6513 05/24 0101 03CHECK 217.31

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $56,297.75.

Gladys W Richter
AFFIANT

SWORN TO AND SUBSCRIBED before me this 20th day of May, 1993.

Richard D Taylor
NOTARY PUBLIC

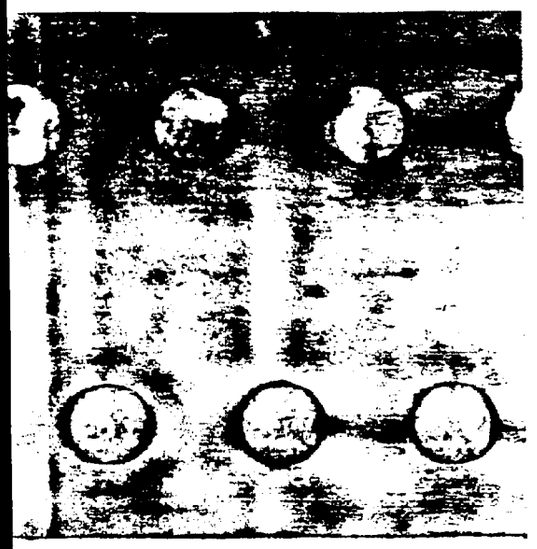
MY COMMISSION EXPIRES:
5-23-94

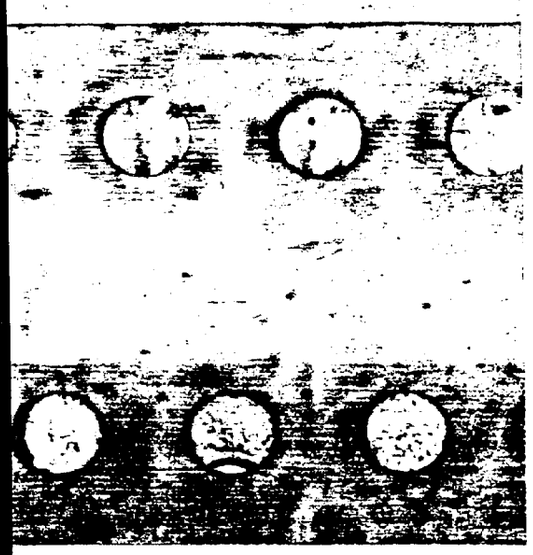
THIS INSTRUMENT PREPARED BY:

Richard D. Taylor
Attorney at Law
One Union Street
P.O. Box 198169
Nashville, TN 37219-8169
(615) 244-5361

IDENTIFICATION REFERENCE
MAY 24 3 15 PM '93
DAVIDSON COUNTY, TN

2.27 16.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8957 PAGE 450

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 56297.75
CON TX 208.31
PRFEE 1.00
WDEED 8.00
TOTAL 217.31
CHECK 217.31

05/24/93 01 15:16 0001 6513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22716

IDENTIFICATION REFERENCE

MAY 24 3 15 PM '93

DAVIDSON COUNTY, TN

No. 654555