STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $101,000.00.

Janet Nettles Richaud
Affiant

Subscribed and sworn to before me, this 23 day of June, 1993.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument prepared by:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Reynold Hobson Richaud, III and wife, Janie Nettles Richaud	Third National Bank in Nashville P. O. Box 305110	
421 Wauford Drive	Nashville, TN 37219-5110	6DU 21225
Nashville, TN 37211		Map 147-01-141

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET W. BAKER**, as surviving tenant by the entirety, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **REYNOLD HOBSON RICHAUD, III AND WIFE, JANET NETTLES RICHAUD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 519 on the Plan of Caldwell Hall, Section IX, as of record in Book 3300, page 25, Register's Office for said County.

Said Lot No. 519 fronts 84.9 feet on the westerly side of Wauford Drive and extends back 234.34 feet on the northerly line and 225.6 feet on the southerly line to a dead line on which it measures 85.3 feet.

Being the same property conveyed to Morris A. Baker and wife, Margaret W. Baker by deed from Andrew Ewing, Trustee, of record in Book 3400, page 499, Register's Office for said County; the said Morris A. Baker having since died.

This conveyance is made subject to:

1. 1993 State and County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of

delivery of this deed, Grantees assume and agree to timely pay such taxes and agrees to indemnify and hold harmless Grantor of liability and loss from failure to pay such taxes.

2. Restrictive covenants contained in instrument of record in Book 3285, page 488, Register's Office for said County.

3. Matters shown on the Plan of record in Book 3300, page 25, Register's Office for said County.

4. T.V.A. transmission line easement along the rear 75 feet as created in Book 1130, page 610, and in Book 1237, page 371, Register's Office for said County, and as shown on the Plan of record in Book 3300, page 25, Register's Office for said County.

This is improved property known as 421 Wauford Drive, Nashville, Tn 37211.

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 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 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. 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 hands this 23rd day of June, 1993.

Margaret W. Baker
Margaret W. Baker

1346 06/23 0101 03CHECK 382.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET W. BAKER, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of June, 1993.

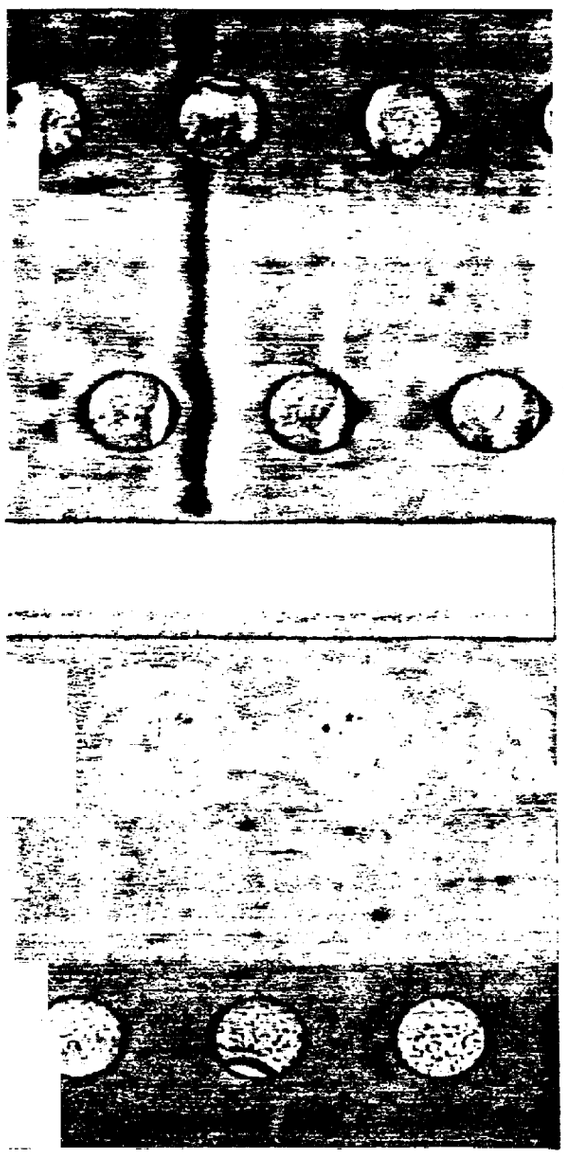
Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

33805
IDENTIF. ↑ REFERENCE

93 JUN 23 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____ BOOK 8991 PAGE 731

FOR _____

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 101000.00
CON TX 373.70
PRFEE 1.00
WDEED 8.00
TOTAL 382.70
CHECK 382.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/23/93 01 15:58 0001 1346

33805
IDENTIF. ↑ REFERENCE

93 JUN 23 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666572