GENERAL WARRANTY DEED

BOOK 9069 PAGE 480

FROM: BENSON B. SLOAN, III, Grantor

This instrument was prepared by: Jeffrey R. King

TO: JAMES E. RICHARDS, III and wife, DONNA K. RICHARDS, Grantees

Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

305 Charlesgate Place
Nashville, TN 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Map-Parcel Numbers

158-4A-103

Field Book Numbers

FH 26071

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thirty-Eight Thousand and 00/100 Dollars ($138,000.00).

James E. Richards III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27 day of August, 1993.

Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of One Hundred Thirty-Eight Thousand and 00/100 Dollars ($138,000.00), the receipt and sufficiency of which are hereby acknowledged, BENSON B. SLOAN, III (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto JAMES E. RICHARDS, III and wife, DONNA K. RICHARDS (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lot 45 of Otter Wood Subdivision.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Jane F. Sloan, wife of Grantor, joins in this Deed for the sole purpose of conveying her marital rights, if any, in the Property.

Witness our hands this 27th day of August, 1993.

Benson B Sloan III

BENSON B. SLOAN, III

Jane F. Sloan

JANE F. SLOAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, BENSON B. SLOAN, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 27 day of August, 1993.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, JANE F. SLOAN, 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, at Office, this 27 day of August, 1993.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section Three, Otter Wood of record in Plat Book 6900, Page 789, said Register's Office.

SAID Lot No. 45 fronts 181.48 feet on the westerly margin of Wynstone and extends back 432.1 feet on the southerly line and 558.33 feet on the northerly line to a dead line in the rear measuring 140 feet thereon.

Being the same property conveyed to Grantor by deed from Otter Wood, Ltd., a Tennessee Limited Partnership, of record in Book 7745, Page 18, said Register's Office.

This legal description is the same as in the previous deed of record.

1330 09/02 0101 03CHECK 527.60

EXHIBIT B

1. Taxes for 1993: A lien, but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 8762, page 199, Register's Office for Davidson County, Tennessee.

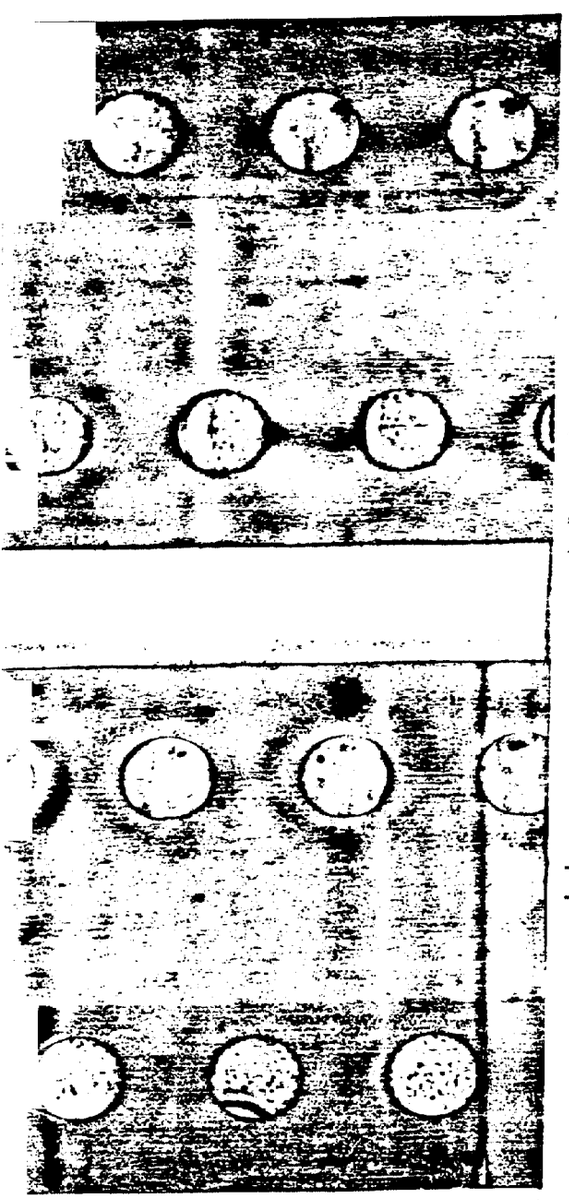
3. Subject to all matters shown on the Plan of record in Book 6900, page 788, in said Register's Office.

4. Easements granted to the USA of record in Book 2248, page 618, Book 2271, page 196 and Book 2249, page 86, in said Register's Office.

5. Subject to rights of others in and to the common areas/elements.

59194
IDENTIF. # REFERENCE

93 SEP -2 PM 3:35
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9069 PAGE 484

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 138000.00
CON TX 510.60
PRFEE 1.00
MTGFEE 16.00
TOTAL 527.60
CHECK 527.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/93 01 15:35 0001 1330

59194
IDENTIF. ↑ REFERENCE

93 SEP -2 PM 3:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693803