Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,259.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 93

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven M. Allen (NAME)	Bailey Mortgage Company (NAME)	MAP 162-11
648 Roxanne Drive (ADDRESS)	P.O. Box 1389 (ADDRESS)	PARCEL 28
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	5DU77313

FOR AND 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, William Andrew Richter, Jr. and wife, Kathy Foster Richter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven M. Allen and wife, Nickey B. Allen

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. 97 on the plan of Whittemore Valley, Section 5, of record in Book 6250, page 904, Register's Office for said County.

Said Lot No. 97 which is a corner lot, fronts 98.52 feet on the northerly margin of Roxanne Drive and fronts 57.98 feet on the westerly margin of Yoest Circle, said frontages being joined by a curve having a length of 39.27 feet, and extends back 120.30 feet on the northerly line and 87.0 feet on the westerly line to a point of intersection.

Being the same property conveyed to William Andrew Richter, Jr. by deed from Bluegrass Homes, Inc. of record in Book 7330, page 722, and to William Andrew Richter, Jr. and wife, Kathy Foster Richter by deed of record in Book 8257, page 323, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6243, page 80, said Register's Office.

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

Grantees herein agree to assume an indebtedness to Bailey Mortgage Company secured by a Deed of Trust of record in Book 7330, page 725, Register's Office for Davidson County, TN.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 648 Roxanne Drive, Antioch, TN 37013
(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 23rd day of September 19 93

William Andrew Richter, Jr.
William Andrew Richter, Jr.

Kathy Foster Richter
Kathy Foster Richter

STATE OF TENNESSEE

BOOK 9037 PAGE 934

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Andrew Richter, Jr. and wife, Kathy Foster Richter

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 Nashville, Tennessee, this 23rd day of September 19 93.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

68593

IDENTIFICATION REFERENCE

93 SEP 30 AM 10:05

REGISTER
DAVIDSON COUNTY, TN.

1510 09/30 0101 03CHECK

335.71

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

RECEIVED OF _____

FOR _____

BOOK 9097 PAGE 935

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 88259.26
				CON TX 326.71
				PRFEE 1.00
				WDEED 8.00
				TOTAL 335.71
				CHECK 335.71
			09/30/93 01	10:07 0001 1510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68593
IDENTIF. & REFERENCE

93 SEP 30 AM 10: 05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 703867