BOOK 9103 PAGE 59

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $ 63,500.00

Subscribed and sworn to before me, this the 01 day of October 1993

My commission expires 9-21-96 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 21, 1996

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #3G17504
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Mark D. Richards	
2120 Acklen Ave., Unit 2	
STREET ADDRESS Nashville, TN	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 104-11-J 2 CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Teresa G. Ellis Tardy formerly known as Teresa G. Ellis

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Mark D. Richards and wife, Elaine J. Richards

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 2 of Peabody Place Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 6323 at page 147, the Plat of which is of record in Deed Book 6323 at page 188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Teresa G. Ellis, unmarried by Deed of record in Book 7698 page 750, Register's office for said County. Teresa G. Ellis, having since married is now known as Teresa G. Ellis Tardy.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

Robert
Warren Tardy, husband of Teresa G. Ellis Tardy, hereby joins in this conveyance for the purpose of conveying all his right, title & interest he may have in and to the above described real property by reason of his marital status or otherwise.

THIS IS IMPROVED PROPERTY KNOWN AS 2120 Acklen Ave., Unit 2, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 01 day of October, 1993

Teresa G. Ellis Tardy

Robert Warren Tardy

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 01 day of October , 1993 , before me personally appeared Teresa G. Ellis Tardy to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be ~~their~~ her free act and deed.

Witness my hand and official seal.
My Commission expires: 9-21-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 21, 1996

Notary Public

State of Tennessee
County of Davidson

On this 01 day of October , 1993 , before me personally appeared Robert Warren Tardy to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his ~~their~~ free act and deed.

Witness my hand and official seal.
My Commission expires: 3/22/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

WARRANTY DEED

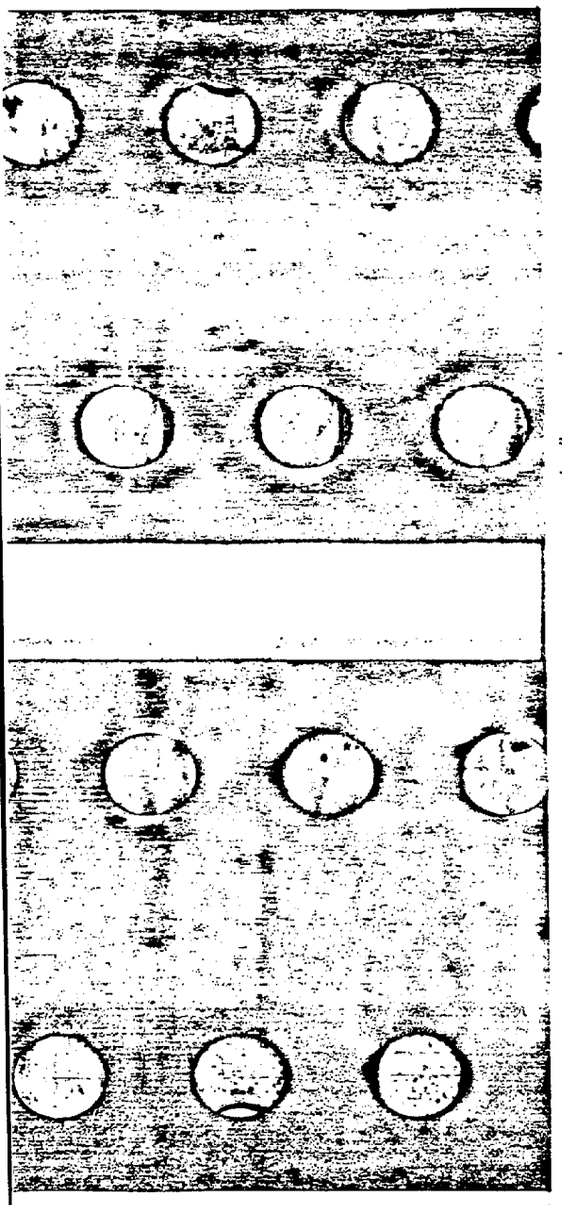
9264 10/07 0101 03CHECK 243.95

71713

IDENTIFY A REFERENCE

93 OCT -7 AM 10:07

FILED IN THE OFFICE OF THE REGISTER OF DEEDS DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9108 PAGE 61

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	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	8.00
TOTAL	243.95
CHECK	243.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/07/93 01 10:00:01 9264

71719

IDENTIFICATION REFERENCE

93 OCT -7 AM 10:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 707155