BOOK 9203 PAGE 222

Bot 41

FROM:	J. Buist Richardson III and wife Martha Y. Richardson, Grantors	THIS INSTRUMENT PREPARED BY: FARRIS, WARFIELD & KANADAY Suite 1900 Third National Financial Ctr. 424 Church Street Nashville, Tennessee 37219
TO:	William B. Drescher, Trustee	
AND		
FROM:	William B. Drescher, Trustee	
TO:	J. Buist Richardson and Martha Y. Richardson	

WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map 116-13-D Parcel 6
304 Allen Place Nashville, TN 37205		Field Book
	Same	8DZ 78226

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 00.00 Dollars ($00.00).

William B. Drescher
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of December, 1993.

Dana L. Kennedy
Notary Public

My Commission Expires: 3-22-97

FOR AND IN CONSIDERATION OF the benefits to the parties hereto (and no monetary consideration) and for the express purpose of making a conveyance to create a one half undivided interest in the subject real property as tenants in common, without right of survivorship, we, J. Buist Richardson, III and wife Martha Y. Richardson, Grantors, by these presents do hereby bargain and sell, transfer and convey unto the said William B. Drescher, Trustee, his successors and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Second Revision of Jocelyn Manor, a Planned Unit Development, of record in

Book 6900, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to J. Buist Richardson III and wife Martha Y. Richardson by Warranty Deed from J. Terry Hunter and Robert E. Garmon, of record in Book 8072, page 636, said Register's Office.

This is improved property, known as 304 Allen Place, Nashville, TN.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may currently affect the Property.

To have and to hold the said property with the appurtenances, estate and title thereto belonging to the Trustee, and Grantors covenant with Trustee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey it. Grantors further covenant and bind themselves to warrant and defend the title to the Property to the Trustee and his successors and assigns against the lawful claims of all persons whomsoever except as to all matters as may currently affect the Property.

And now, I, the said William B. Drescher, Trustee, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto J. Buist Richardson, III and Martha Y. Richardson, as tenants in common without right of survivorship, (hereinabove identified as "Grantors"), their heirs and assigns, the same Property hereinabove described and set forth, to which reference is here made, and said Property is conveyed subject to the same limitations, restrictions and encumbrances as may currently affect the Property, as above set forth.

To have and to hold the Property with all appurtenances, estate and interest thereto belonging to the Grantors, their successors and assigns forever.

And Trustee covenants with the Grantors that Trustee, as trustee, is lawfully seized and possessed of the Property in fee simple, that Trustee has a good right to convey the Property, and that the Property is unencumbered and unrestricted except as to those limitations, restrictions, and encumbrances as may currently affect the Property, as set forth above.

Trustee does further covenant and bind Trustee, as trustee only, to forever defend the title to the Property to the Grantors, their successors and assigns, against the lawful claims of all persons whomsoever, except as to those ,imitations, restrictions, and encumbrances as may currently affect the Property as set forth above.

Witness our hands this 28th day of December, 1993.

J. Buist Richardson III

J. Buist Richardson III

Martha Y. Richardson

Martha Y. Richardson

William B. Drescher, Trustee

William B. Drescher, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, BEBEE P. GRACE, a Notary Public of said County and State, J. BUIST RICHARDSON III, 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 28TH day of DECEMBER, 1993.

Bebee P. Grace
Notary Public

My Commission Expires: SEPT. 24, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, BEBEE P. GRACE, a Notary Public of said County and State, MARTHA V. RICHARDSON 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 28TH day of DECEMBER, 1993.

Bebee P. Grace
Notary Public

My Commission Expires: SEPT. 24, 1994

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, DANA L. KENNEDY, a Notary Public of said County and State, William B. Dreschler, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of December, 1993.

Dana L. Kennedy
Notary Public

My Commission Expires: 3-22-97

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IDENTIF. & REFERENCE

93 DEC 29 PM 3:24
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

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