56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered as of the **29th** day of **March, 1994** by and between

RICHTER DIAL BUILDERS, INC. , a STATE OF TENNESSEE corporation,

hereinafter referred to as Grantor, and

Matthew A. Brayton and Andrea A. Brayton, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF THE WOODLANDS, PHASE I, SECTION I, OF RECORD IN BOOK 6900, PAGES 498 AND 499, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO RICHTER DIAL BUILDERS, INC. BY SPECIAL WARRANTY DEED FROM MERITBANC DEVELOPMENT CORPORATION (FORMERLY KNOWN AS HARDIN SERVICE CORP.) OF RECORD IN BOOK 8671, PAGE 388, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property deeded to Richter Dial Builders, Inc., by special warranty deed from MeritBank Development Corp. (formerly known as Hardin Service Corporation.) of record in Book 8671, page 388, Register's Office for Davidson County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO MATTERS SHOWN ON RECORDED PLAN, RESTRICTIONS, AND OTHER MATTERS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

RICHTER DIAL BUILDERS, INC.

ROBERT DOUGLAS RICHTER SECRETARY

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared ROBERT DOUGLAS RICHTER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be SECRETARY of the RICHTER DIAL BUILDERS, INC., the within named bargainor, a corporation, and the he/she as such SECRETARY, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as SECRETARY.

Witness my hand, at office, in NASHVILLE, TENNESSEE, this 1st day of _____, 19____.

Notary Public

Commission Expiration: 11-25-95

3807 04/13 0101 03CHECK 452.02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$119,735.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **29th** day of **March, 1994.**

Notary Public

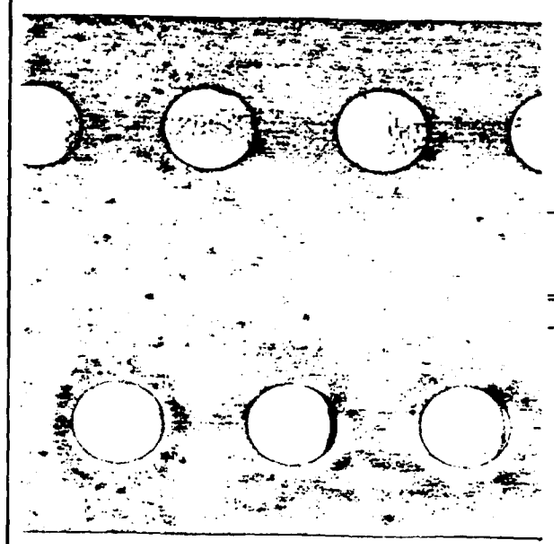
Commission Expiration: 11-25-95

94 APR 13 PM 3:44
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
38861

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	CTX MORTGAGE CO. 333 Lee Parkway Dallas, TX 75219	925 SOUTH WOODSTONE LANE NASHVILLE, TN. 37211 MAP PARCEL NUMBER 172-3-A-84CO

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



RECEIVED OF _____

FOR _____

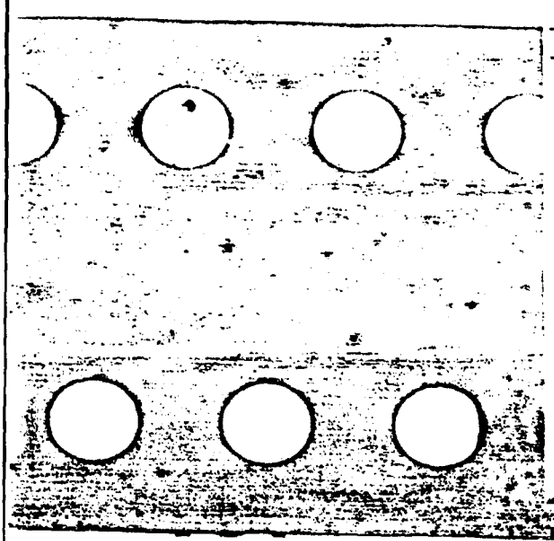
BOOK 9311 PAGE 651

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 119735.00
CON TX 443.02
PRFEE 1.00
WDEED 8.00
TOTAL 452.02
CHECK 452.02
[illegible] 3001 3827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38861
IDENTIFICATION REFERENCE

94 APR 13 PM 3:44

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 779031