BOOK 9326 PAGE 532

56

File 93-579

94 APR 29 AM 8:14

44022

IDENTIFICATION REFERENCE

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 **26th** day of **April, 1994** by and between

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

hereinafter referred to as Grantor, and

LEONARD W. SEARS III, AN UNMARRIED PERSON ,

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. 40 ON THE PLAN OF THE WOODLANDS, PHASE 2, OF RECORD IN BOOK 6900, PAGE 635, REGISTER'S OFFICE FOR SAID COUNTY.

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

9478 04/29 0101 03CHECK 440.54

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, his/her 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 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 26th day of April, 19 94.

JoAnn B Isemore
Notary Public

Commission Expiration: 7-23-94

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 **$116,630.00**, 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 **26th** day of **April, 1994.**

JoAnn B Isemore
Notary Public

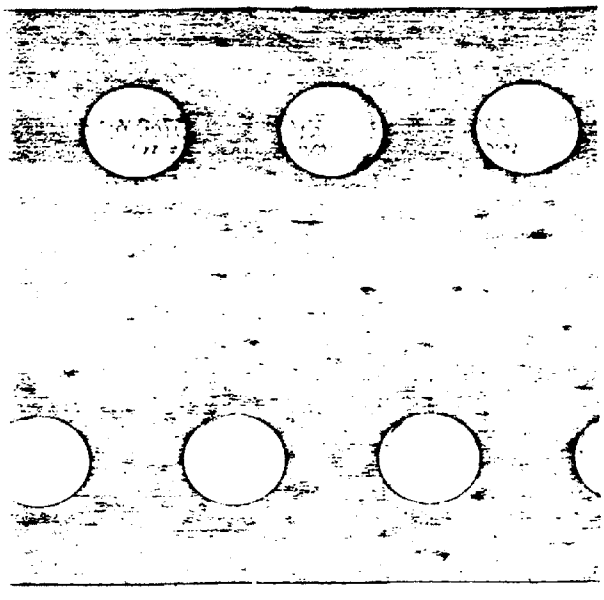
Commission Expiration: 7-23-94

RETURN TO:
Anderson & Jordan Escrow Company, Inc.
2323 Crestmoor Rd.
Nashville, TN 37215

SEND TAX BILLS TO:
MORTGAGE SERVICE AMERICA
1650 Tysons Boulevard
MCLEAN, VA 22102

PROPERTY ADDRESS:
632 MAGNOLIA LANE
NASHVILLE, TN. 37211

MAP PARCEL NUMBER
172-3-B-40CO



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

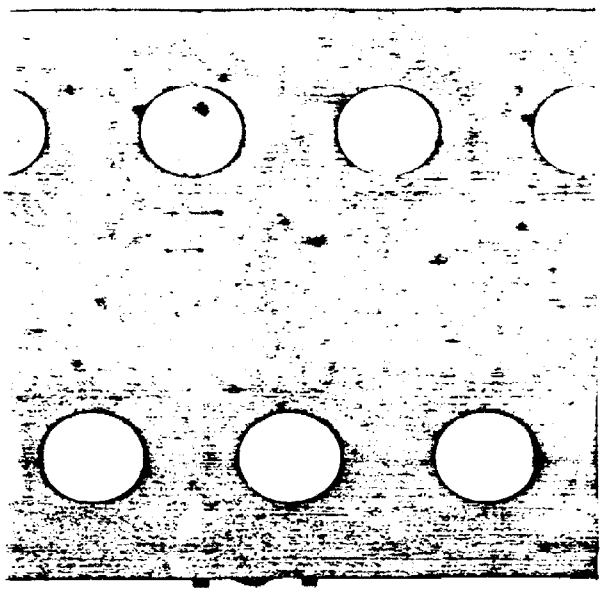
RECEIVED OF _____

FOR _____

BOOK 9326 PAGE 534

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	116630.00
CON TX	431.54
PRFEE	1.00
WDEED	8.00
TOTAL	440.54
CHECK	440.54

04/29/94 01 08:15 0001 9478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4022
IDENTIF. ↑ REFERENCE

94 APR 29 AM 8:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 784589