File 12513 File Box 38 (First Title & Escrow Co., Inc.)

WARRANTY DEED

BOOK 9364 PAGE 706

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOY W. RICHARDS (NAME)	NEW OWNERS (NAME)	Map 117-15-A
1900 Richard Jones Road H-1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 121
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 16DA23836

FOR AND IN 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, HRAYR K. SHAHINIAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOY W. RICHARDS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit H-1 on the Plan of Green Hills Terrace Condominium apartments of record in Plat Book 5200, page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5304, page 702, amended in Book 7841, page 557, said Register's Office.

Being the same property conveyed to Hrayr K. Shahinian by deed from Harriett B. Austin and husband, Brice Austin and Mike E. Buchanan and wife, Dorris M. Buchanan of record in Book 7059, page 143, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5304, page 702, amended in Book 7841, page 557; (3) Easements of record in Book 3879, page 569, Book 4320, page 896; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 64, said Register's Office.

56476 IDENTIF. & REFERENCE

94 JUN -2 AM 10:05

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0943 06/02 0101 03CHECK 248.76

unimproved ( )
This is improved (XX property, known as 1900 Richard Jones Road H-1, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27 day of May, 19 94

HRAYR K. SHAHINIAN

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF New York

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HRAYR K. SHAHINIAN

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of May, 19 94

My commission expires June 30, 1995 Notary Public Marcel E. Segre

MARCEL E. SEGRE
Notary Public, State of New York
No. 03-4784552
Qualified in Bronx County
Commission Expires June 30, 19 95

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,800.00

Joy W. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 94

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL)

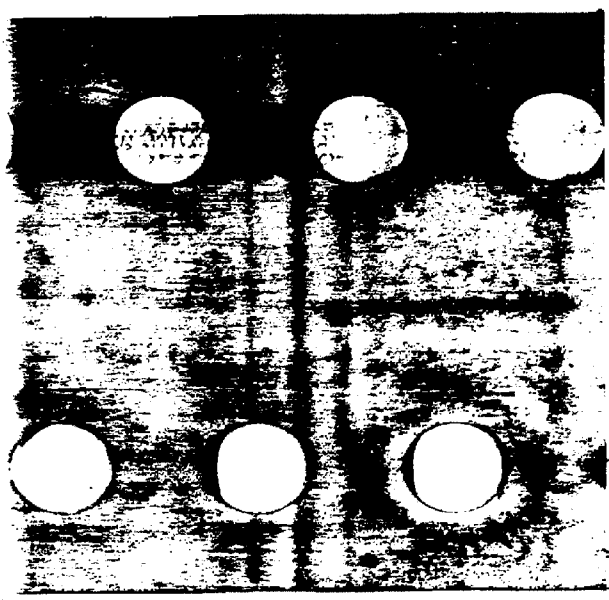
Notary Public

WARRANTY DEED

FROM HRAYR K. SHAHINIAN

TO JOY W. RICHARDS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

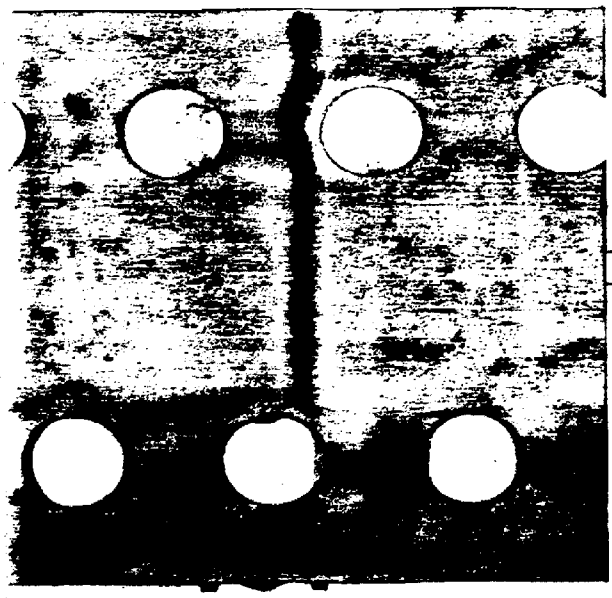
RECEIVED OF _____

FOR _____

BOOK 9364 PAGE 708

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	64800.00
CON TX	239.76
PRFEE	1.00
WDEED	8.00
TOTAL	248.76
CHECK	248.76

06/02/94 01 10:06 0001 0943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56476
IDENTIF. & REFERENC

94 JUN -2 AM 10:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 797923