508

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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35491)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 177000.00 Mark A. Sturtevant Vickie J. Saito
Affiant

Sworn and subscribed before me this 19th day of July, 1994.
Notary Public

My Comm. Expires: 5-24-97

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Mark A. Sturtevant Vickie J. Saito 213 Harpeth Wood Drive Nashville, TN 37221	Union Planters Bank of Middle Tennessee, N.A. 401 Union Street Nashville, TN. 37219	143-06-A-046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William O. Richards and spouse, Vicki Richards** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Sturtevant and Vickie J. Saito as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Harpeth Trace Estates, Phase II, of record in Book 5200, pages 556, 557 & 558, Register's Office for said County.

SAID Lot no. 12 fronts 59.14 feet on the southerly margin of Harpeth Woods Drive and extends back 156.50 on the northeasterly line and 149.78 feet on the southwesterly line to a dead line in the rear, measuring 77.52 feet thereon.

BEING the same premises conveyed to William O. Richards, a single person by deed from Robert Lee Alexander and wife, Judy Kinser Alexander of record in Book 7681, page 974, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Covenants, Conditions and Restrictions contained in instrument of record in Book 6094, page 718, Book 5120, page 208, Book 5380, page 347 and any and all matters shown on the herein referenced Plan of record in said Register's Office.

Vicki Richards joins in to convey any marital interest she may have in subject property.

This is improved property, known as: 213 Harpeth Wood Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of July, 1994.

William O. Richards — Vicki Richards

William O. Richards — **Vicki Richards**

State of Tennessee
County of Davidson

On this 19th day of July, 1994, before me the undersigned authority, personally appeared **William O. Richards and Vicki Richards,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY ALEXANDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

Notary Public

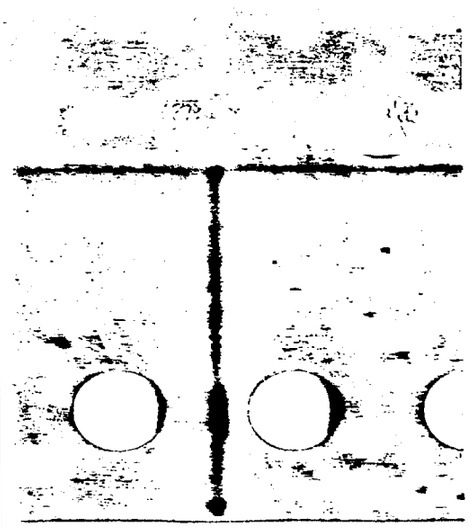
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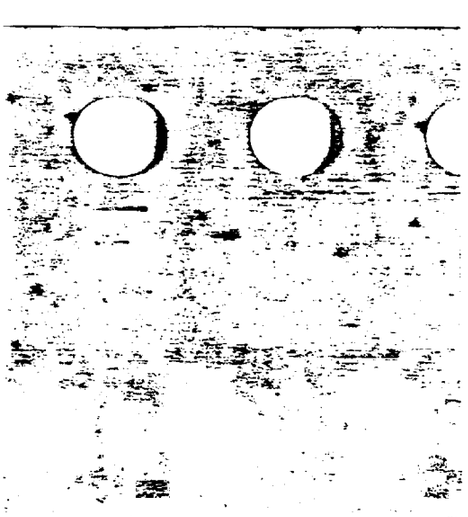
IDENTIF. & REFERENCE

94 JUL 21 PM 3:46

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9645 07/21 0101 03CHECK 663.90





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

RECEIVED OF _____

FOR _____

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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 177000.00
CON TX 654.90
PRFEE 1.00
WDEED 8.00
TOTAL 663.90
CHECK 663.90

07/21/94 01 15:15 0001 9645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73607
IDENTIF. & REFERENCE

94 JUL 21 PM 3:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 816221