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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Carol J. Tenpenny
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF July, 1994

D. Rowlett
Notary Public

MY COMMISSION EXPIRES: 1-27-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Rich Richards, et al (NAME)	SAME (NAME)	Map 83-2
1405 Greenwood Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 47
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	27W 23720

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, WE, Carol J. Tenpenny and Janet S. Jones,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rich Richards and Robert T. Richard, as tenants in common,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a part of Lot No. 1 on the Plan of H. M. Doak's Subdivision of record in Book 332, page 22, Register's Office.

Beginning on the northerly margin of Greenwood Avenue, 116 feet easterly from the easterly margin of 14th Street, being J. W. Williamson's southeast corner; thence with his easterly line, northerly 200 feet to the southerly margin of an alley; thence with said alley, easterly 52 feet to Mrs. Ella McKee's northwest corner; thence with her westerly line, southerly 200 feet to the northerly margin of Greenwood Avenue; thence with the northerly margin of said Avenue, westerly 52 feet to the beginning.

Being the same property conveyed to Carol J. Tenpenny and Janet S. Jones by deed from Richard C. Rice of record in Book 9212, page 835, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of either of Grantors nor their spouses.

Subject property is conveyed in present condition.

1308 07/27 0101 03CHECK 168.10

Metro real estate taxes for 1994 has been prorated and assumed by Grantees.

unimproved ( )
This is improved XX property, known as 1405 (House Number) Greenwood Avenue (Street) Nashville, Tennessee 37206 (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this day of July, 1994

Carol J. Tenpenny
CAROL J. TENPENNY

Janet S. Jones
JANET S. JONES

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named Carol J. Tenpenny and Janet S. Jones,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 19 94.

Commission Expires 11-25-95

James A Carney
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

CAROL J. TENPENNY, et al

TO

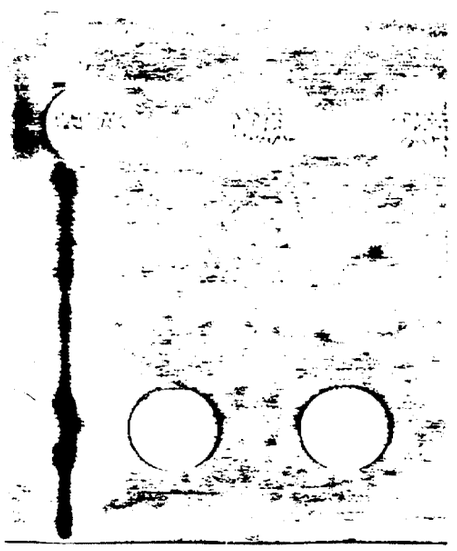
RICH RICHARDS, et al

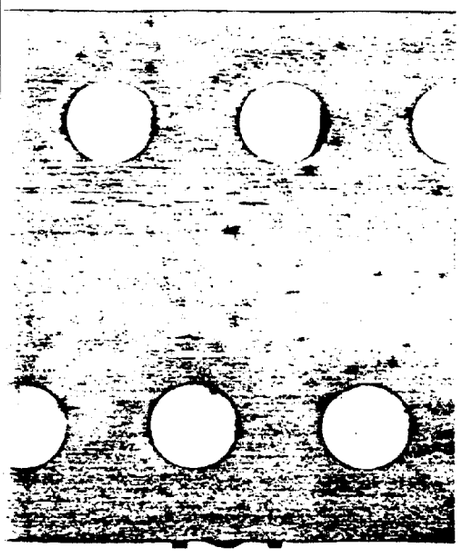
ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

75131
IDENTIF. & REFERENCE

94 JUL 27 AM 10:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 8.00
TOTAL 168.10
CHECK 168.10

07/27/94 01 10:41 0001 1308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75131
IDENTIF. ↑ REFERENCE
94 JUL 27 AM 10:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 817865