This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
PH: (615) 883-4998
(From information furnished by others)

ADDRESS NEW OWNER:
Edward A. Richards and wife,
Lynn S. Richards
116 Riviera Drive
Hendersonville, TN 37075

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP AND PARCEL:
Map: 72-4
Parcel: 184
F.B. 15DZ19260

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lelia Sorey Jones, Administrator for the Estate of Johnny Claude Jones, Jr. (a/k/a Johnny Claude Jones, a/k/a J.C. Jones), deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edward A. Richards and wife, Lynn S. Richards, 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:

> Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Shadowlawn Subdivision, as of record in Book 1130, Page 84, Register's Office for said County
>
> Said Lot No. 32 fronts 60 feet on the northerly side of Norvel Avenue and runs back between lines, 129 feet on the easterly line and 124 feet on the westerly line, to a dead line in the rear, measuring 90 feet thereon.
>
> Being the same property conveyed to Johnny Claude Jones, by Deed dated April 15, 1976, from Mary F. Jones, of record in Book 5016, Page 23, Register's Office for Davidson County, Tennessee. The said Johnny Claude Jones and Johnny Claude Jones, Jr. being one and the same person, and the said Johnny Claude Jones, Jr. having become deceased on December 3, 1993, and the said Lelia Sorey Jones having been appointed Administratrix of said decedent's estate, pursuant to Case No. 93P-1730 in the Probate Court for Davidson County, Tennessee, and said Administratrix having been granted authority by said Probate Court, pursuant to an Order entered on the 1st day of August, 1994, to sell and convey said property.

This is improved property known as 1509 Norvel Avenue, Nashville, TN, 37216.

This conveyance is made subject to all zoning ordinances, restrictions, and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantees.

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 I, Lelia Sorey Jones, Administratrix of the Estate of Johnny Claude Jones, Jr., do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of August, 1994.

Lelia Sorey Jones Adm.
LELIA SOREY JONES, Administratrix
of the Estate of Johnny Claude Jones, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lelia Sorey Jones, Administratrix of the Estate of Johnny Claude Jones, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 31st day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $40,000.00.

Edward B. Richards
AFFIANT

Subscribed and sworn to before me
this 31st day of August, 1994.

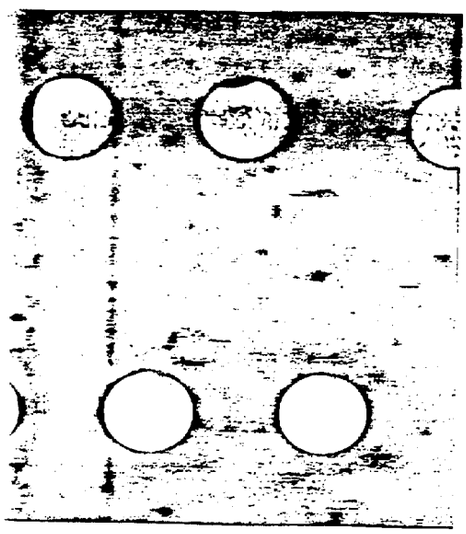
NOTARY PUBLIC

My Commission Expires: 1-24-98

86904
IDENTIF. & REFERENCE

PICK-UP
94 SEP -1 AM 10:14
REGISTER
DAVIDSON COUNTY, TN.

4120 09/01 0101 CHECK 161.00



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

RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 763

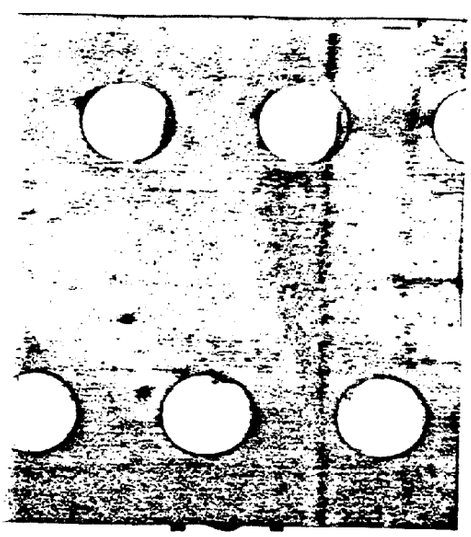
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

09/01/94 01 10:12 0001 4120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



94 SEP -1 AM 10:

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

86904
IDENTIF. # REFERENCE

No. 830497