BOOK 9555 PG 949

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Jackie W. Carter Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 4/20/96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JACKIE W. CARTER, JR. | NATIONAL MORTGAGE COMPANY | MAP 72-06 |
| (NAME) | (NAME) | |
| 917 THOMAS AVENUE | 4041 KNIGHT ARNOLD ROAD | PARCEL 125 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37216 | MEMPHIS, TN 38118 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, DONALD L. RICHESON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACKIE W. CARTER, JR., UNMARRIED

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 the southerly 132 feet of the easterly 83 feet of Lot No. 7 on the Plan of C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, page 35, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated September 2, 1959, as follows:

BEGINNING at a point in the northerly margin of Thomas Street, the southeast corner of Lot No. 7, said point being located 600 feet north 86 deg. west of the intersection of the northerly margin of Thomas Street with the westerly margin of Anderson Place, said beginning point being marked by an iron pin; thence with the northerly margin of Thomas Street, north 82 deg. west 83 feet to a point; thence north 4 deg. 30' east 132 feet to a point; thence south 86 deg. east 83 feet to a 12" Hackberry tree; thence south 4 deg. 30' west 132 feet to the point of beginning.

Being the same property conveyed to DONALD L. RICHESON, UNMARRIED, by Deed of record in Book 4289, page 442, Register's Office for Davidson County, Tennessee.

30563
IDENTIF. & REFERENCE

95 FEB -2 AM 9:24
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 917 THOMAS AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (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 my hand this 31st day of January 19 95

Donald L. Richeson
DONALD L. RICHESON

BOOK 9585 PG 950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD L. RICHESON, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 31st day of January, 19 95

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

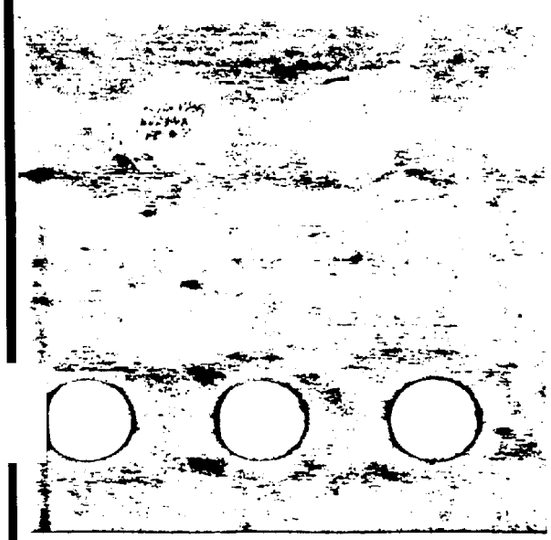
My commission expires _____

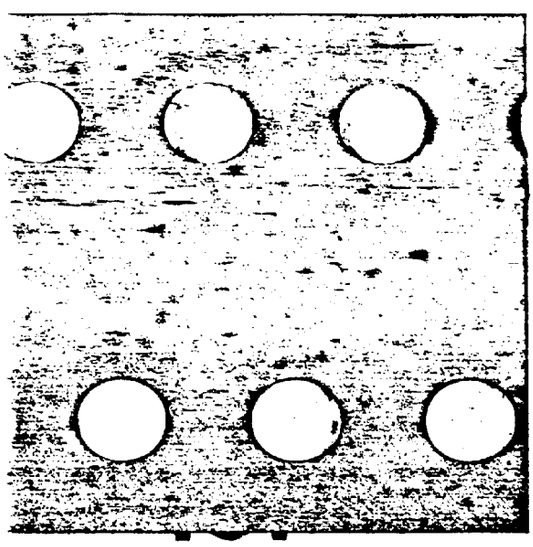
Notary Public

7825 02/02 0101 03CHECK



227-30





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

RECEIVED OF _____

FOR _____

BOOK 9585 PG 951

| | | |
|---|---|---|
| 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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

02/02/95 01 09:24 0001 7825

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

30563
IDENTIF. & REFERENCE

95 FEB -2 AM 9:24
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 877580