596

WARRANTY DEED

BOOK 9591 PG 845

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. Sullivan	PNC MORTGAGE CORP. OF AMERICA	MAP 147-1
(NAME)	(NAME)	
421 Wauford Drive	440 N. Fairway Drive	PARCEL 141
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Vernon Hills, IL 60061	
(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, Reynold Hobson Richaud, III and wife, Janet Nettles Richaud

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew M. Sullivan and wife, Malyn L. Sullivan

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. 519 on the Plan of Caldwell Hall, Section IX, as of record in Book 3300, Page 25, Register's Office for said County.

Said Lot No. 519 fronts 84.9 feet on the westerly side of Wauford Drive and extends back 234.34 feet on the northerly line and 225.6 feet on the southerly line to a dead line on which it measures 85.3 feet.

Being the same property conveyed to Reynold Hobson Richaud, III and wife, Janet Nettles Richaud by deed from Margaret W. Baker of record in Book 8991, Page 729, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 3285, Page 488, and Book 1788, Page 108, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

95 FEB -9 AM 9:41
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

0399 02/09 0101 03CHECK 443.75

IDENTIF. ↑ REFERENCE 32937

This is improved (X) unimproved ( ) property, known as 421 Wauford Drive, Nashville, Tennessee 37211
(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 our hand s this 31st day of January, 19 95

Reynold Hobson Richaud III by Janet Nettles Richaud, Attorney-In-Fact
Reynold Hobson Richaud, III

Janet Nettles Richaud
Janet Nettles Richaud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Book 9591 PG 846

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Nettles Richaud

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 Nashville, Tennessee, this 31st day of January 19 95.

Commission expires January 24, 1998

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

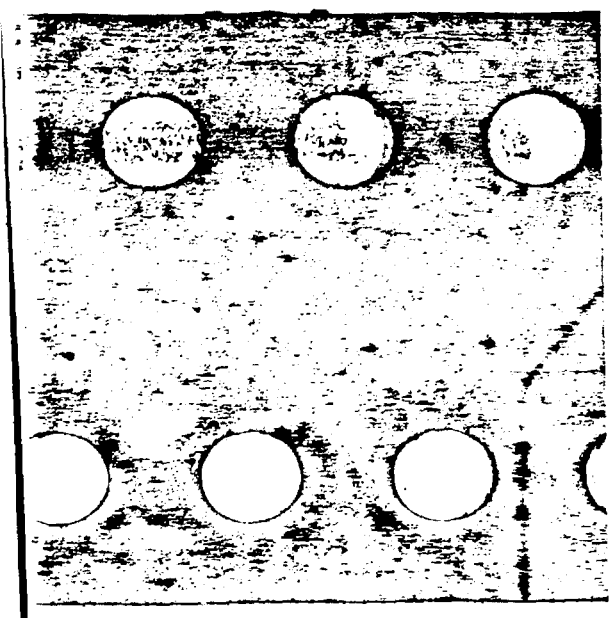
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 1995, before me personally appeared Janet Nettles Richaud to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Reynold Hobson Richaud, III and who acknowledged that she executed the same as the free act and deed of the said Reynold Hobson Richaud, III by virtue of that Power of Attorney, duly executed by the said Reynold Hobson Richaud, III and being recorded simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1995.

David L. Kazmerowski, Notary Public

My Commission Expires: January 24, 1998



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

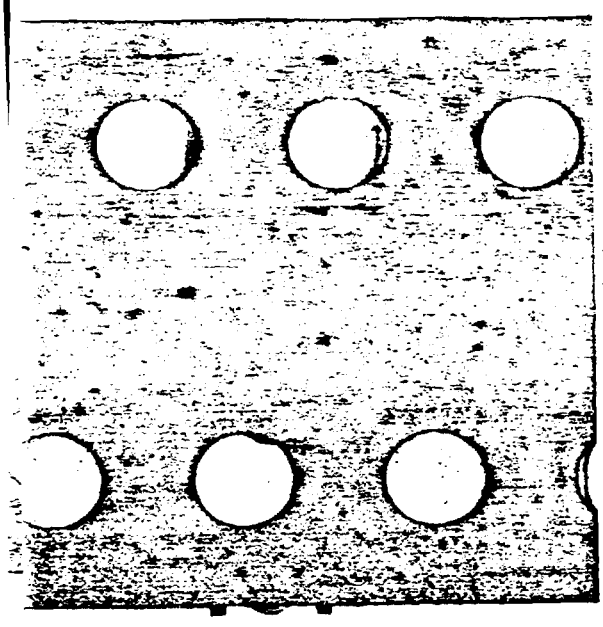
FOR _____

9591 PG 847

R211K

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
117500.00
CON TX 434.75
PRFEE 1.00
WDEED 8.00
TOTAL 443.75
CHECK 443.75

02/09/95 01 09:55 0001 0399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32937
IDENTIF. ↑ REFERENCE

95 FEB -9 AM 9:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 880128