BOOK 9743 PG 784

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 95

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Richards (NAME)	Boatmen's National Mortgage, Inc. (NAME)	MAP 73-16
2442 Vale Lane (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 28
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	03DZ48702

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, Peggy J. Chapman, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Richards and wife, Vanessa A. 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:

BEING Lot No. 144, on the plan of Revision of Section One, Sunset View, of record in Plat Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Peggy J. Chapman by deed from Johnny L. Chapman, of record in Book 6372, Page 332, Register's Office for said County. Also being the same property conveyed to Johnny L. Chapman and wife, Peggy J. Chapman, by deed of record in Book 4421, page 549, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

95 JUL 28 PM 1:36

00083536

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 2442 Vale Lane, Nashville, TN 37214
(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 24th day of July 19 95

Peggy J. Chapman

Peggy J. Chapman

BOOK 9743 PG 785

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 Peggy J. Chapman, a married person

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 19 95.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON

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 _____.

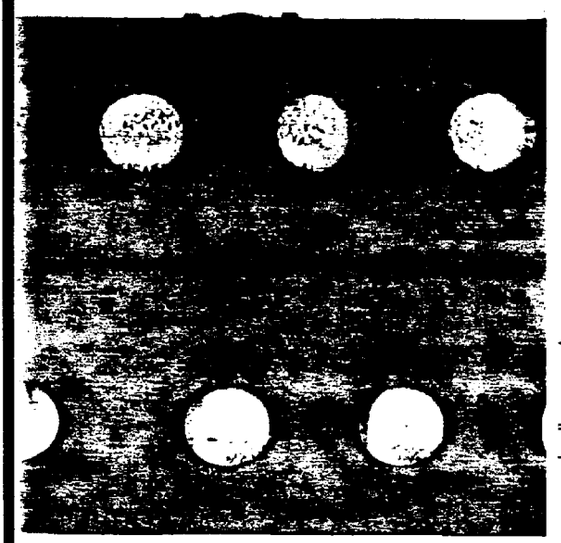
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

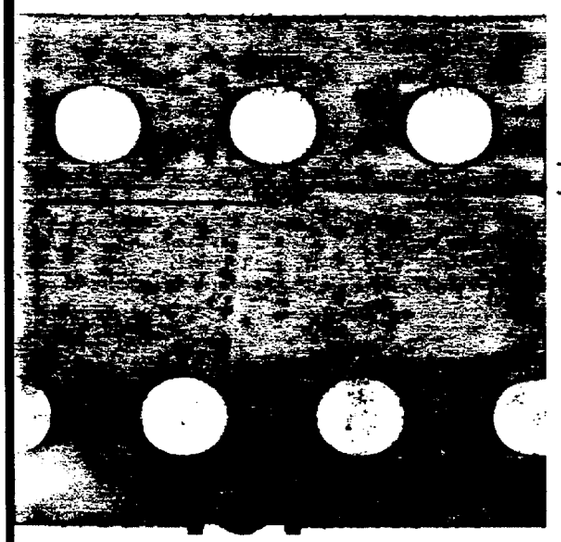
My commission expires _____

Notary Public

95 J7/28 0101 03CHECK

326.83





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

RECEIVED OF _____

FOR _____

BOOK 9743 PG 786

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	85900.00
CON TX	317.83
PRFEE	1.00
WDEED	8.00
TOTAL	326.83
CHECK	326.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6016

0083536
IDENTIF. & REFERENCE

95 JUL 28 PM 1:36

REGISTER
DAVIDSON COUNTY, TN.

No. 935071