26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Joseph R. Haake Vicki A. Haake 10025 Allison Street Westminister, CO 80021	New Owners	Map 086-160 Parcel 008.00

This instrument is prepared by: Robert J. Notestine, III, Atty.
104 Woodmont Blvd., Ste. 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, R. B. Richardson and wife, Grace B. Richardson (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Joseph R. Haake and wife, Vicki A. Haake (The "Grantees"), Grantees's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 3 on the Plan of Hermitage Woods, Section 3, as recorded in Book 5050, pages 109 and 110, 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 R. B. Richardson and wife, Grace B. Richardson by Warranty Deed from Yon H. Burton, unmarried of record in Book 6704, page 562, said Register's Office for Davidson County, Tennessee.

"The description is the same as was used in the last deed of record."

This conveyance is subject to taxes for the year 1995 and subsequent years, easements of record.

This conveyance is subject to restrictive covenants contained of record in Book 5211, page 812, and Book 5239, page 850, said Register's Office for Davidson County, Tennessee.

This property is commonly known as 1300-1302 Tulip Grove Road, Hermitage, Tennessee 37076.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 25th day of August, 1995.

Notary Public

My Commission Expires

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of August, 1995.

Richard B Richardson
R. B. Richardson

Grace B Richardson
Grace B. Richardson

R B Richards

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 R. B. Richardson and wife, Grace B. Richardson the bargainors, with whom I am personally acquainted, for proved to me on the basis of satisfactory evidence and who acknwoledged that they executed the within instrument for the purposes therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of August, 1995.

Notary Public

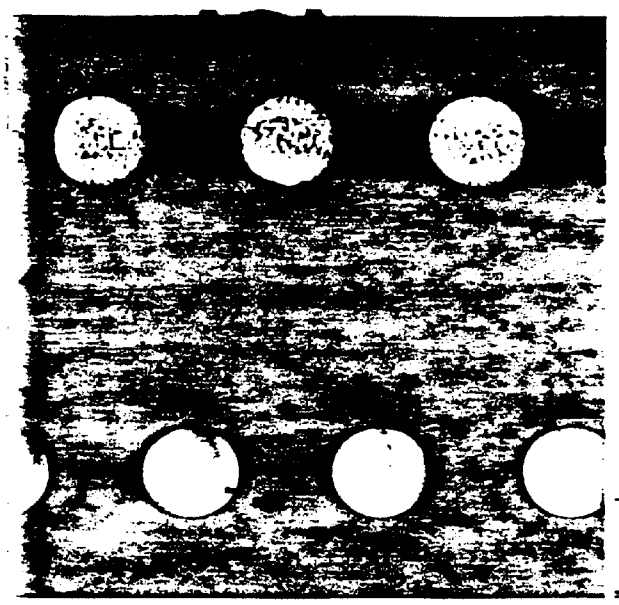
My Commission Expires: 3-6-99

VICKY McMILLEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

0093963
IDENTIF. & REFERENCE

95 AUG 28 PM 2:01
REGISTER
DAVIDSON COUNTY, TN.

7345 08/28 0101 03CHECK 268.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

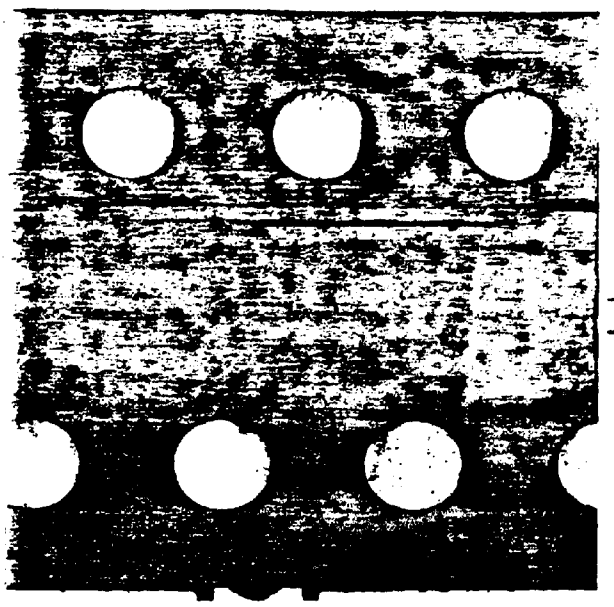
RECEIVED OF _____

FOR _____

BOOK 9775 PG 405

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 268.00

08/28/95 01 14:01 0001 7345

0093963
IDENTIF. & REFERENCE

95 AUG 28 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

No. 946277