BOOK 9784PG947

BOX 15

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Karen Hayes	First Republic Mortgage Corporation Attn: Tax Dept.	MAP and PARCEL
4924 Salem Drive Nashville, TN 37211	3310 West End Avenue, Ste 480 Nashville, TN 37203	147-5-171

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Rodney L. Richardson and Mareta A. Richardson, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Karen Hayes, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Section I, Caldwell Country Estates, as of record in Book 2663, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the easterly side of Salem Drive, and runs back between parallel lines 228.4 feet to a dead line.

Being the same property conveyed to Rodney L. Richardson and wife, Mareta A. Richardson, by deed from Kenneth B. Duncan and wife, Edna P. Duncan, of record in Book 7866, Page 689, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4924 Salem Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2663, Page 68, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2802, Page 369, and in Book 3032, Page 6, said Register's office.**

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $117,000.00

Karen Hayes
Affiant

Subscribed and sworn before me this 31st day of August, 1995.

Notary Public

My Commission Expires: 5/7/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' 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 herein.

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.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **August, 1995.**

Rodney L. Richardson

Rodney L. Richardson

Mareta A. Richardson

Mareta A. Richardson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Rodney L. Richardson and Mareta A. Richardson, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

File No. 9508-321

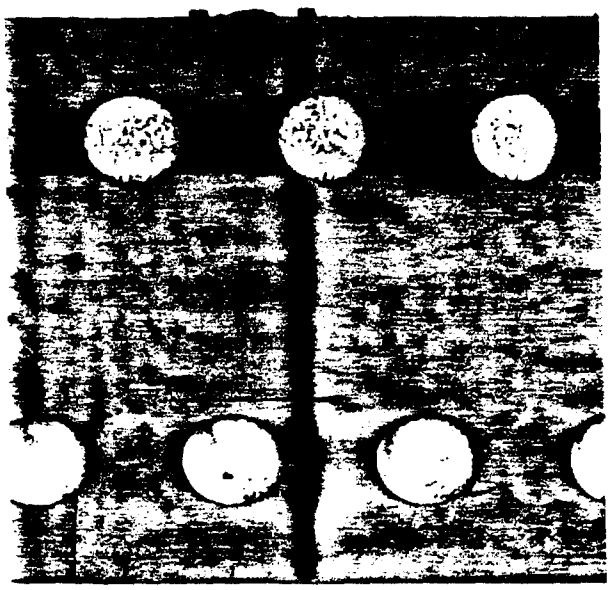
0096940

IDENTIF. & REFERENCE

95 SEP -5 PM 3:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9499 09/05 0101 03CHECK 441.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

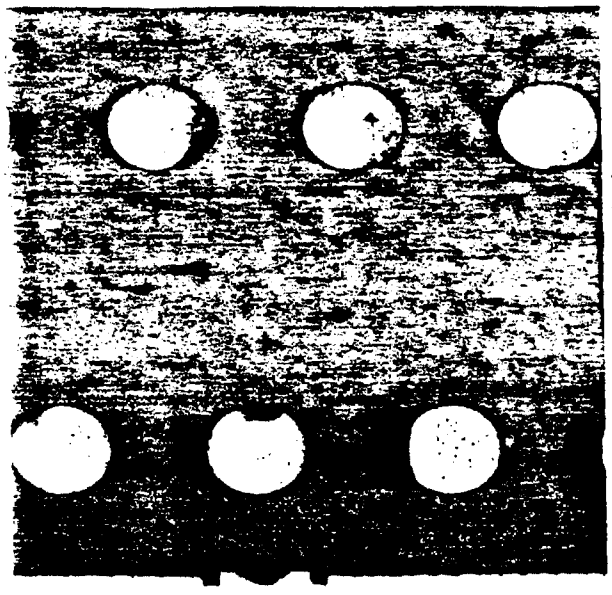
RECEIVED OF _____

FOR _____

BOOK 9784 PG 949

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 117000.00
CON TX 432.90
PRFEE 1.00
WDEED 8.00
TOTAL 441.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 441.90

09/05/95 01 15:39 0001 0499

0096940
IDENTIF. ↑ REFERENCE

95 SEP -5 PM 3:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949397