This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9877 PG 638

ADDRESS NEW OWNER:
Caroline Segers Warnock
106 Matthew Lane
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N. A.
201 Fourth Avenue, North
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 117-07-0-D
PARCEL 018-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James D. Richardson, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Caroline Segers Warnock ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being Unit Number 18 of Park Green, a horizontal property regime established by Master Deed of record in Book 6247 at page 872, amended in Book 6453, page 717 and in Book 8430, page 364, the Plat of which is of record in Plat Book 6250 at page 253, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to James D. Richardson, unmarried, by deed from Sandra J. Buchanan, a single individual, of record in Book 9183, page 336, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Matthew Lane, Nashville, TN 37215.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of December, 1995.

James D. Richardson

BOOK 9877 PG 639

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Richardson, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me
this 4th day of December, 1995.

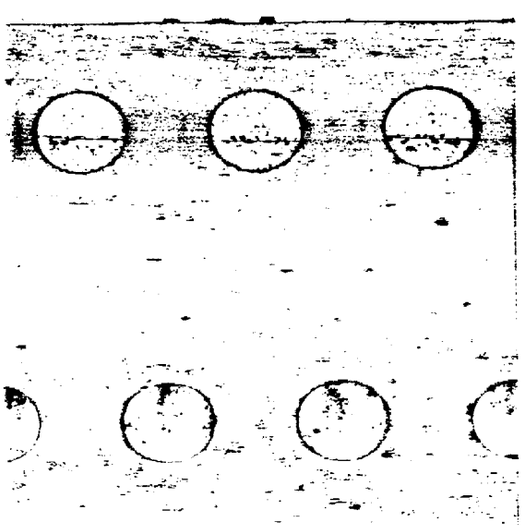
NOTARY PUBLIC

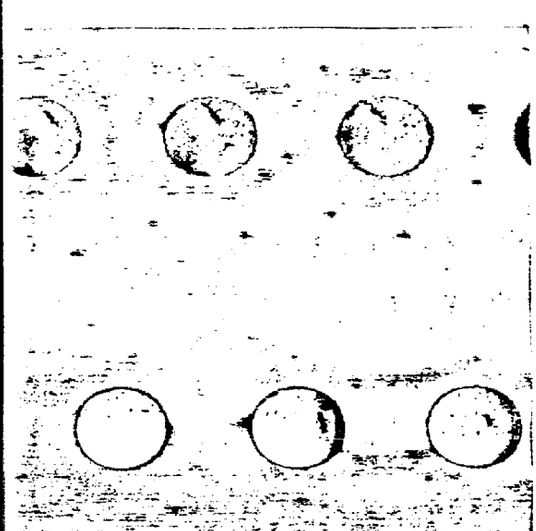
My Commission Expires: 1-20-99

0128632
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

45.5 12/04 03:01 03CHECK 349.40





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

RECEIVED OF _____

FOR _____

BOOK 9577 PG 640

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT	92000.00
CON TX	340.40
PRFEE	1.00
MDEED	8.00
TOTAL	349.40
CHECK	349.40

12/04/95 01 15:46 0001 4516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128632
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 983013