This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Gregory P. Richardson
3604 Chalmette Ct.
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
Nashville Bank of Commerce
221 Fourth Ave. North
Nashville, TN 37219

BOOK 9892 PG 710

MAP AND PARCEL:
MAP 117-1
GROUP C
PARCEL 3.00 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael J. Culotta and wife, Carla A. Culotta, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory P. Richardson, unmarried, hereinafter called the Grantee, his 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 Unit No. 2-A on the Plan of Chalmette Square of record in Book 5200, page 174, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael J. Culotta and wife, Carla A. Culotta by deed from Marshall L. Hix, Trustee, of record in Book 8727, page 338, Register's Office for Davidson County, Tennessee.

This is improved property known as Chalmette Square, 2-A, 3604 Chalmette Ct., Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gregory P. Richardson, unmarried, his heirs and assigns, forever; and we, Michael J. Culotta and wife, Carla A. Culotta do covenant with the said Grantee 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 Grantee, his heirs 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 our hands this the 15th day of December, 1995.

Michael J. Culotta

Carla A. Culotta

95 DEC 19 P1:12:24
FILED FOR RECORD & RECORDED
DAVIDSON COUNTY, TN.

0133161
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 9892 PG 711

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael J. Culotta and wife, Carla A. Culotta the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 245,000.00.

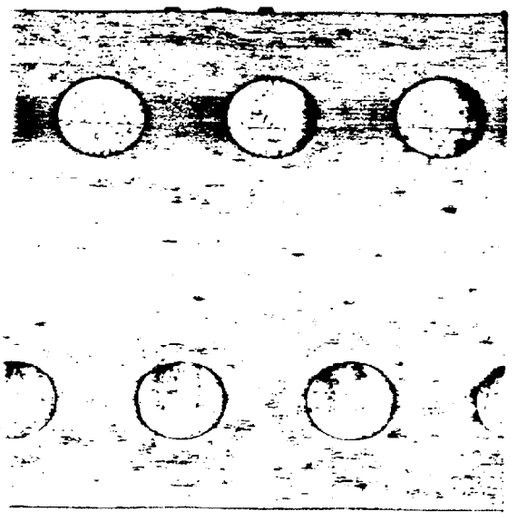
AFFIANT

Subscribed and sworn to before me this 15th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

9536 12/19 0101 03CHECK 915.50





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

RECEIVED OF _____

FOR _____

BOOK 9892 PG 712

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	
	245000.00
CON TX	906.50
PRFEE	1.00
MTEED	8.00
TOTAL	915.50
CHECK	915.50

12/19/95 01 12:34 0001 9836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133461
IDENTIFICATION REFERENCE

95 DEC 19 PM 12:
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 988259