Box 44

THIS INSTRUMENT PREPARED BY: **George V.Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $145,000.00 Darien A. Richardson **AFFIANT** Subscribed and sworn to before me, this 23rd day of February, 1996. Notary Public My Commission Expires:

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Tommy G. Richardson and wife, Dianne A. Richardson 7516 Old Harding Pk Nashville, TN 37221	SAME	142-14B-7 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY M. HEIST AND HUSBAND, ALAN LAWRENCE HUMPHREY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TOMMY G. RICHARDSON AND WIFE, DIANNE A. RICHARDSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, River Plantation, Section VIII, Phase One, of record in Book 6900, page 475 and 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley M. Heist by deed from Haury and Smith Contractors, Inc. of record in Book 7448, page 407, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6900, pages 475 and 476, Register's Office for said County.

3. Restrictive covenants of record in Book 7389, page 924, Register's Office for said County.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7389, page 941, Register's Office for said County.

This is improved property known as 7516 Old Harding Pike, Nashville, Tennessee 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 our hands this 23rd day of February, 1996.

Shirley M. Heist

Alan Lawrence Humphrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY M. HEIST**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of February, 1996.

Notary Public

My Commission Expires: 11/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN LAWRENCE HUMPHREY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of February, 1996.

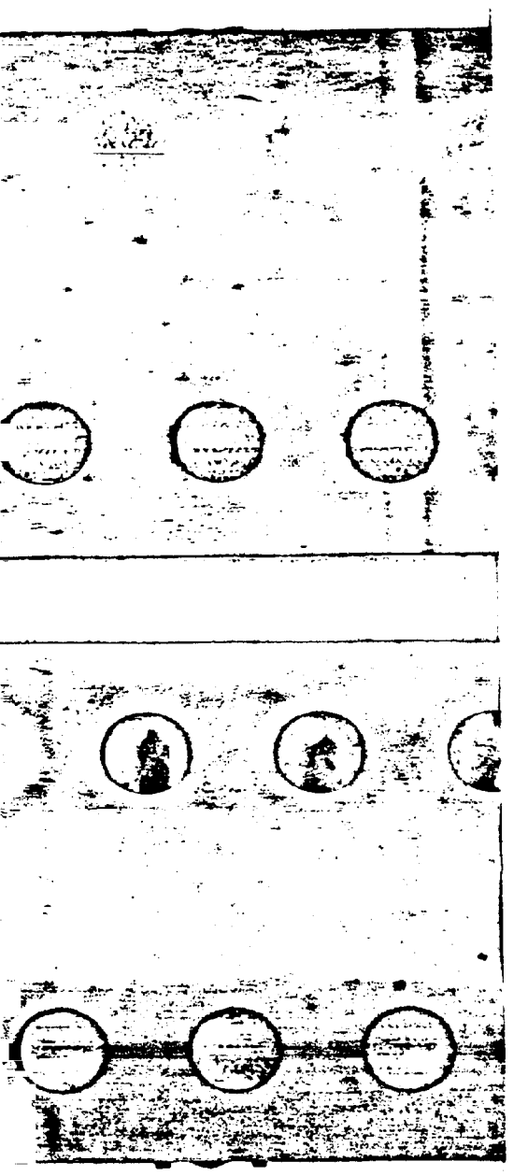
Notary Public

My Commission Expires: 11/27/97

0153693
IDENTIF. ↑ REFERENCE

96 FEB 26 PM 1:58
FELIX ZOLLICOFFER
DAVIDSON COUNTY, TN

RECORDING FEE 12.00
0101 03CHECK
545.50



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

RECEIVED OF _____

FOR _____

BOOK 9957 PG 591

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	
				145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50
02/26/96	01	13:59	0001	1518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153693
IDENTIF. ↑ REFERENCE

96 FEB 26 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1009670