BK/PG 9968PG790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 20,750.00.

RSR

AFFIANT

Subscribed and sworn to before me, this 1ST day of March, 1996.

Christi Thomas

NOTARY PUBLIC

My commission expires: 7/26/97

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

Address of New Owner as follows: 1021 McClurkin Avenue, Nashville, Tennessee 37206

Send Tax Bills to: Marleny Comparan and Jeff Kendig, 1021 McClurkin Avenue, Nashville, Tennessee 37206

Map 72-13
Parcel 72

96 MAR -5 PM 1:32
DAVIDSON COUNTY TN

PICK-UP

IDENTIF. & REFERENCE

0156921

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **SHIRLEY STROUD RICHARDSON** and the spouse of Shirley Stroud Richardson, being **LARRY RICHARDSON** who is joining in this conveyance to convey all his marital rights in this property, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto, **MARLENY C. CASTILLO AND JEFF KENDIG,** hereinafter called the Grantees, their heirs, [successors] and assigns, a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 93 on the plot of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72, Register's Office for said County. Said lot No. 93, fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines 155 feet to an alley. Being the same property conveyed to Hatton Payne Frakes and wife, Georgia Blanche Frakes, by deed from M. L. Randall and wife, Shirley Louise Randall, of record in Book 1916, page 497, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Robert L. Stroud and wife, Geneva Stroud from Hatton Payne Frakes and wife, Georgia Blanche Frakes by deed of record Book 2246, page 216, Register's Office of Davidson County, Tennessee.

Said Geneva Stroud having died December 6, 1977 survived by her husband Robert L. Stroud in whom the property vested by virtue of ownership by Tenants by the Entirety.

Said Robert L. Stroud having died intestate January 26, 1996 in whom the property vested in his only child and only heir Shirley Stroud Richardson.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared strictly by documents provided by the parties involved.

TO HAVE AND TO HOLD said tract [parcel] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs [successors] and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out' and Grantor does further covenant and bind himself, its heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs [successors] and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1 day of March 1996

GRANTOR, SHIRLEY STROUD RICHARDSON

Shirley Stroud Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **SHIRLEY STROUD RICHARDSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this 1 day of March 1996.

Notary Public
NOTARY PUBLIC
My Commission Expires: 7/26/97

4703 03/05 0101 03CHECK 85.78

Larry Richardson

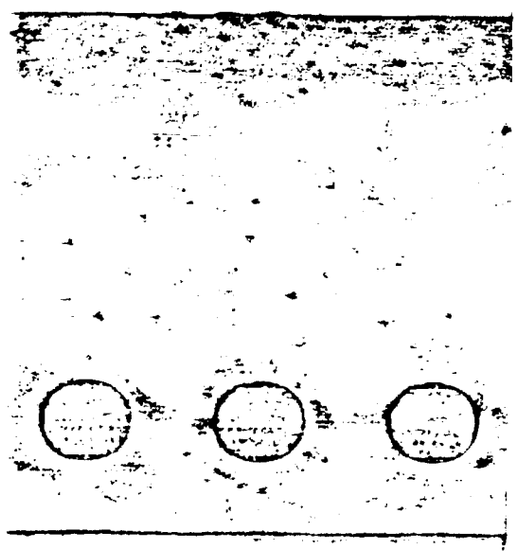
GRANTOR, LARRY RICHARDSON
SPOUSE OF SHIRLEY STROUD RICHARDSON

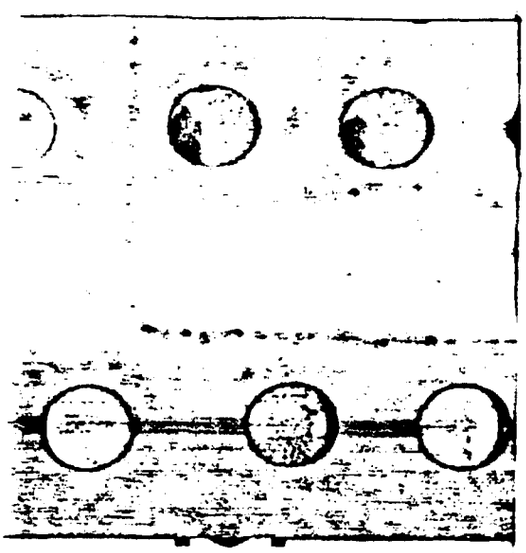
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, spouse of **SHIRLEY STROUD RICHARDSON** being **LARRY RICHARDSON**, the within named bargainor, with whim I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this 1 day of March 1996.

Notary Public
My Commission Expires: 7/26/97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9968 PG 792

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	20750.00
CON TX	76.78
PRFEE	1.00
WDEED	8.00
TOTAL	85.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 85.78

03/05/96 01 13:34 0001 4968

0156921
IDENTIF. ↑ REFERENCE

96 MAR -5 PM 1:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013084