ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Edgar M. Richards, Jr. Era N. Richards 6704 Upton Lane Nashville, TN 37209	Hodges & Fooshee Mortgage Bankers, Inc. Attn: Tax Dept. 5123 Paddock Village Ct.,C-12 Brentwood, TN 37027	MAP and PARCEL 102-7-126

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, **Kirk E. Lehmann and Sandra M. Lehmann, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Edgar M. Richards, Jr. and Era N. Richards, husband and wife** (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. 41 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 41 fronts 70.0 feet on the southerly side of Upton Lane and extends back 131.70 feet on the westerly line and 131.60 feet on the easterly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Kirk E. Lehmann and wife, Sandra M. Lehmann, by deed from James A. Tant, a married person, of record in Book 8478, Page 440, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6704 Upton Lane, Nashville, TN 37209.

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 3700, Page 91, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4065, Page 67, as amended in Book 4142, Page 166, said Register's office.

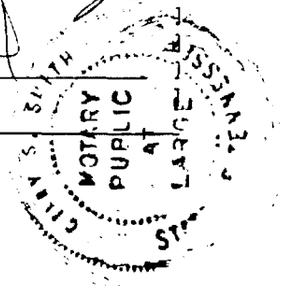
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $94,500.00

Affiant

Subscribed and sworn before me this 20th day of March, 1996.

Notary Public

My Commission Expires: 6/23/98



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 **20th** day of **March, 1996**.

Kirk E. Lehmann

Sandra M. Lehmann

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 **Kirk E. Lehmann and Sandra M. Lehmann, 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 **20th** day of **March, 1996**.

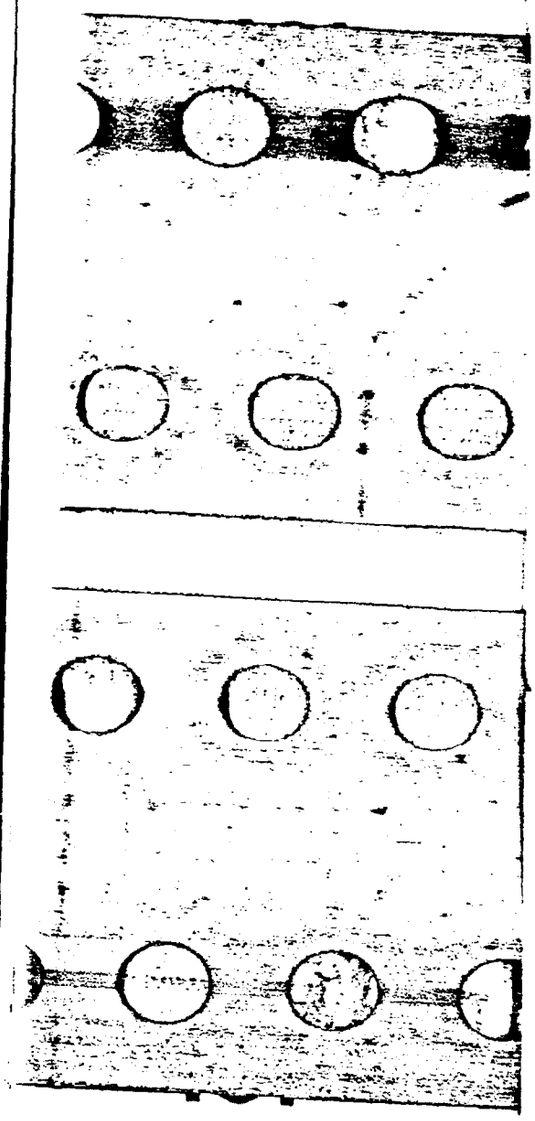
Notary Public
My Commission Expires:

File No. 9603-113

016486 I
IDENTIF. ↑ REFERENCE

96 MAR 28 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3562 03/28 0101 03CHECK 358.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9993 PG 893

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 94500.00
				CON TX 349.65
				PRFEE 1.00
				MDEED 8.00
				TOTAL 358.65
				CHECK 358.65
			03/28/96 01	10:58 0001 3562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164861
IDENTIF. ↑ REFERENCE

96 MAR 28 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021578