10016:345

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 2,500.00

Mary Frances Richardson
Affiant

Sworn to and subscribed before me this 15 day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP
96 APR 16 AM 9:21

0171710
IDENTIF. & REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mary Frances Richardson and Reginald D. Richardson, Sr., and Charles L. Bailey	Same	Map 81-8
1811 6th Ave N		Par. 244
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janie Johnson Jones, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary Frances Richardson, Reginald D. Richardson, Sr., and Charles L. Bailey, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 1 on the plan of Bainbridge's Re-Subdivision of Lots 463, 465, 467, 469, and 471, North Nashville Real Estate Company's Plan of Lots in Book 2330, page 43, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 44 feet on the easterly margin of 6th Avenue North, and runs back between parallel lines 166 feet to an alley measuring 44 feet thereon.
>
> Being the same property conveyed to Clifford J. Johnson and wife, Janie H. Johnson by deed from W. L. Bainbridge, Jr., and wife, Julia W. Bainbridge of record in Book 2483, page 28, Register's Office for Davidson County, Tennessee, the said Clifford J. Johnson having since died.
>
> It is understood and agreed that Janie Johnson Jones and Janie H. Johnson are one and the same persons.
>
> This is unimproved property known as 1810 6th Avenue North, Nashville, TN 37208.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant

with the said Grantees that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, 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 persons 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 my hand this ____ day of _____, 1996.

_____
JANIE JOHNSON JONES

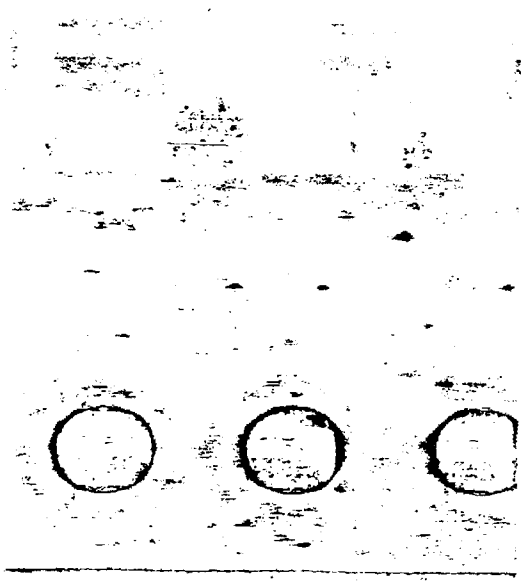
STATE OF FLORIDA)
)
COUNTY OF _____)

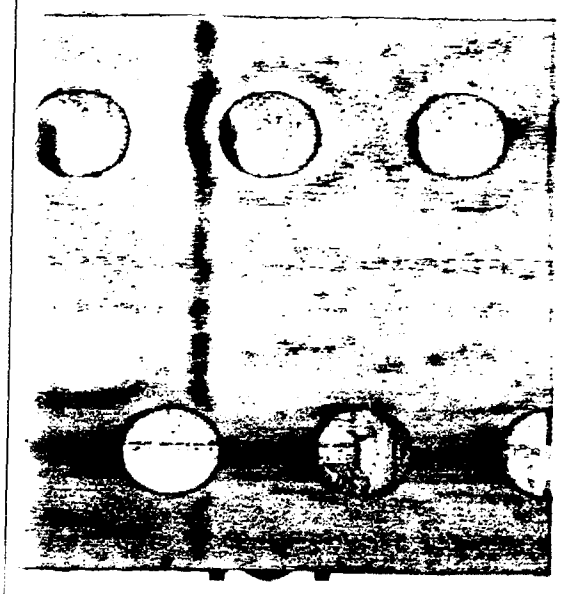
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Janie Johnson Jones, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 1996.

My Commission Expires: _____

_____
NOTARY PUBLIC





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10016 PG 347

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
			CHRT	2500.00
			DON TX	9.25
			PRFEE	1.00
			[illegible]	3.00
			[illegible]	13.25

[illegible] 0889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171710

IDENTIF. & REFERENCE

93 APR 16 AM 9 [illegible]

FELIX Z. WILSON
DAVIDSON COUNTY

No. 1028845