[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Victoria Sally	SunTrust Bank, Nashville, N.A.	MAP and PARCEL
[1503 Villa Place	Attn: Tax Dept.	
[Nashville, TN 37212	P.O. Box 305110, 7th Fl.	104-8-378
	Nashville, TN 37230-5110	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 10035 PG 539

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, **Patricia King Beaird Richmond, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Victoria Sally, unmarried** (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. 2 on the Map of Robinson Realty Company's Subdivision of the East part of Lot No. 48 O.B. Hayes' Rokeby Addition, of record in Book 547, Page 24, Register's Office for Davidson County, TN.

Said Lot No. 2 fronts 55 feet on the westerly side of Villa Place and runs back between lines, 146 1/2 feet on the northerly line and 146 feet 8 1/2 inches on the southerly line, to an alley in the rear on which it measures 55 feet.

BEING the same property devised to Patricia King Beaird, now Patricia King Beaird Richmond, as the sole surviving heir of Presteen King. See Affidavit of Heirship appearing of record in Book 9449, Page 520, Register's Office, Davidson County, Tennessee, as rerecorded in Book 10035, Page 537, said Register's Office.

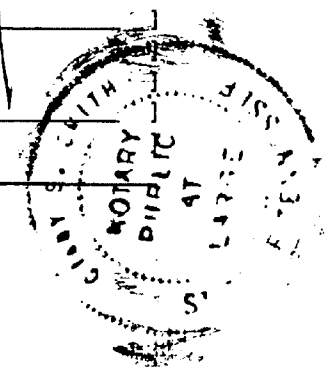
This is property with a common address of 1503 Villa Place, Nashville, TN 37212.

Patricia King Beaird and Patricia King Beaird Richmond are one and the same person.

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 547, Page 24, said Register's office and all matters therein.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $116,000.00
[
[x Victoria Sally
Affiant

[Subscribed and sworn before me this 30th day of April, 1996.
[
[My Commission Expires: 5/23/98
Notary Public



BOOK 10035 PG 540

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.

I, **Ronnie Richmond**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said **Patricia King Beaird Richmond**.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **April, 1996**.

Patricia King Beaird Richmond
Patricia King Beaird Richmond

Ronnie Richmond
Ronnie Richmond

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 **Patricia King Beaird Richmond and husband, Ronnie Richmond**, 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 **30th** day of **April, 1996**.

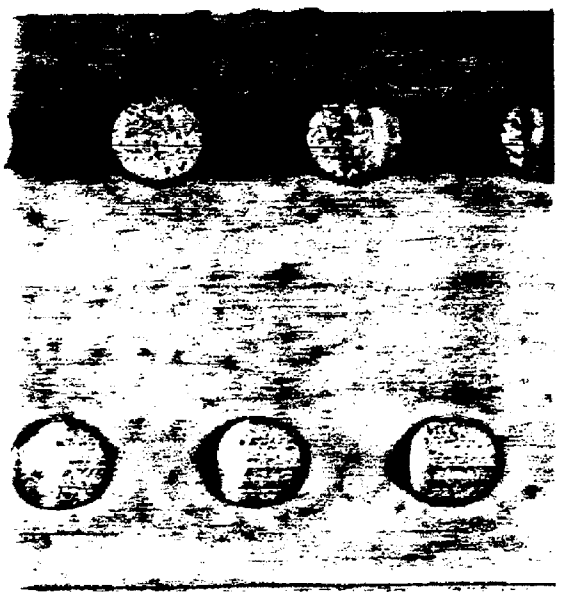
Notary Public
My Commission Expires:

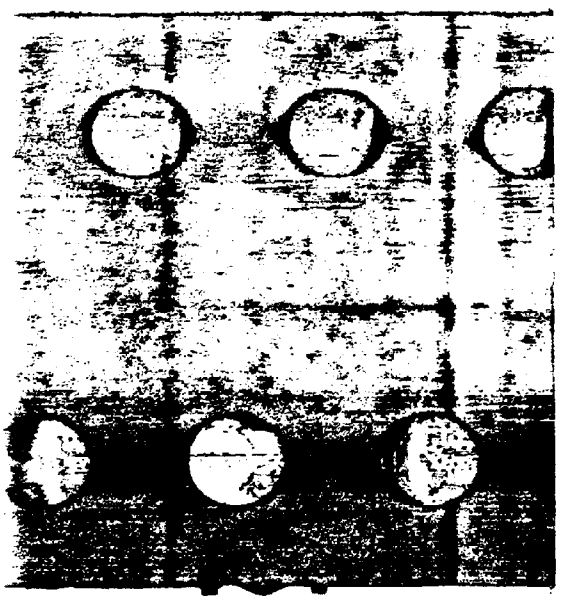
File No. 9604-188

0177386
IDENTIF. + REFERENCE

96 MAY -2 AM 8:48
FELIX E. DELAUNTER REGISTER
DAVIDSON COUNTY, TN.

95-03 05:02 01:01 03CHECK 438





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10035 PG 541

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	
	116000.00
CON TX	429.20
PRFEE	1.00
WDEED	8.00
TOTAL	438.20
CHECK	438.20

05/02/96 01 08:52 0001 6848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177386
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 8:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034882