0186136

IDENTIF. + REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 MAY 29 AM 10:03

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (PWJr/mn) Title No: 37574
Dav. Co. File: Box 8

BOOK 10064 PG 66

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hugh M. Richardson, III Penny W. Richardson 2705 & 2707 Landers Avenue Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 119-09-16, 6DA 27260

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Power and spouse, Mary Ann Power** (also known as David V. Power, Sr. and spouse, Mary A. Power), hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hugh M. Richardson, III and spouse, Penny W. Richardson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lots No. 86, 87 and 88 of Block H on the plan of Thompson and Ring's Revised and Corrected Plan of Edenwold Park of record in Plat Book 332, page 29, Register's Office for said County.

SAID Lots No. 86, 87 and 88 of Block H adjoin and front 150 feet on the westerly margin of Landers Avenue and extend back between parallel lines 185 feet to an allev.

BEING part of the same property conveyed to Power Enterprises, Inc., a Tennessee Corporation by Quitclaim Deed from High Low Office Supply, Inc., a Tennessee Corporation of record in Book 7303, page 359, Register's Office for said County and being the same property conveyed to David Power and wife, Mary Ann Power by Quitclaim Deed from Power Enterprises, Inc., a Tennessee Corporation of record in Book 8835, page 274, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 2705 & 2707 Landers Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 1996.

David Power

Mary Ann Power

State of Tennessee
County of Davidson

BOOK 10064 PG 67

On this 28th day of May, 1996, before me the undersigned authority, personally appeared **David Power** and **Mary Ann Power**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 237,380.00

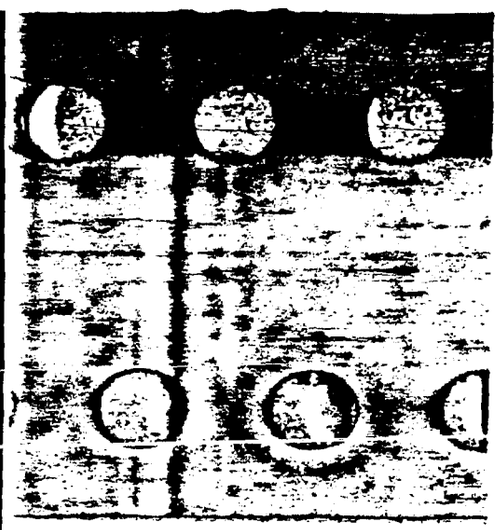
Affiant

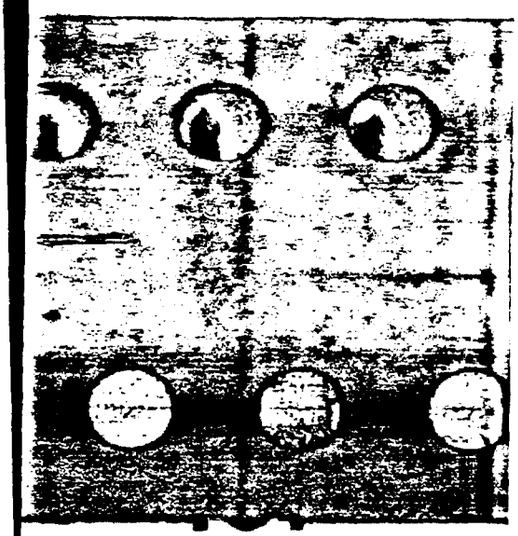
Sworn and subscribed before me on the 28th day of May, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

5361 05/29 0101 03CHECK 887.31





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10064 PG 68

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 237380.00
				CON TX 878.31
				PRFEE 1.00
				WDEED 8.00
				TOTAL 887.31
				CHECK 887.31
05/29/96	01			10:05 0001 6361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186136
IDENTIF. # REFERENCE

96 MAY 29 AM 10: 05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1044272