WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 10073 PG 387

34585

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: 1/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Peter J. Richards (NAME)	Norwest Mortgage, Inc. (NAME)	82-08/385
1009 Maxwell Avenue (ADDRESS)	P.O. Box 5137 (ADDRESS)	19W-18925
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Des Moines, IA 50365-5137 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Waverly Eugene Campsey and Charles Stanley Nichols and Sherry Elaine Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter J. Richards, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "F" on the Plan of East Wood Addition, of record in Book 332, Page 63, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the north side of Maxwell Avenue and runs back between parallel lines 211 feet to an alley.

BEING the same property conveyed to C.T. Campsey and wife, Dorothy N. Martin Campsey by deed from J.W. Campsey, Trustee of record in Book 3134, Page 361, Register's Office for Davidson County, Tennessee. The said C.T. Campsey and wife, Dorothy N. Martin Campsey having since died and leaving said property to their children Waverly Eugene Campsey and Floy Mai Campsey Nichols. Floy Mai Campsey Nichols has since died leaving her interest in the property to her children Charles Stanley Nichols and Sherry Elaine Ford.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1009 Maxwell Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs 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 our hand S this 28th day of May, 19 96

Waverly Eugene Campsey

Sherry Elaine Ford

Charles Stanley Nichols

BOOK 1007 PG 388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Waverly Eugene Campsey and Charles Stanley Nichols and Sherry Elaine Ford

the bargainor S, with whom I am personally acquainted or 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 seal at Nashville, Tennessee, this 28th day of May, 96

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

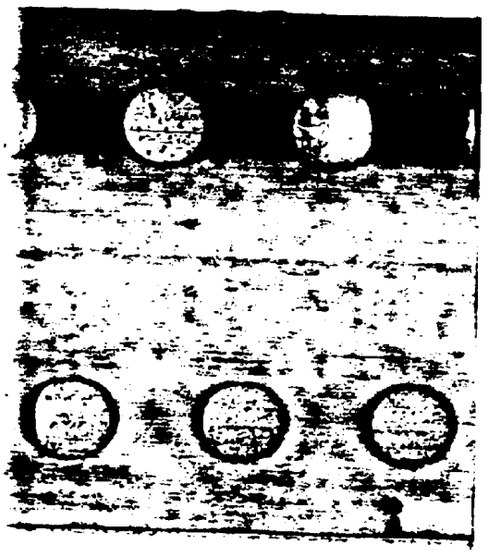
My commission expires _____

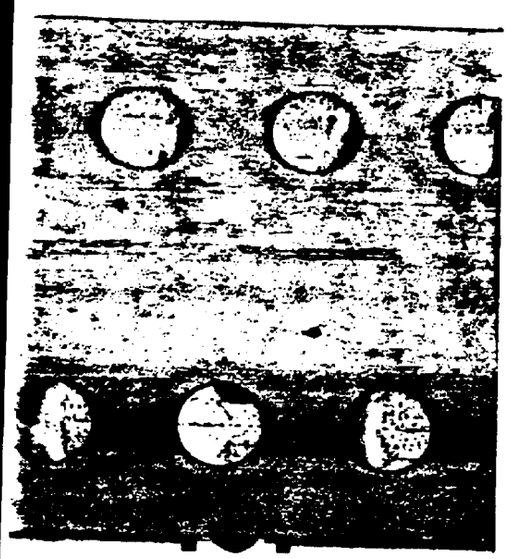
Notary Public

96 JUN -4 PM 2:02
FELIX Z. WILSHER, REGISTER
DAVIDSON COUNTY, TN.

0188732
IDENTIF. + REFERENCE

9:01 06/04 0101 03CHECK 218.05





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RTRM 10073 PG 389

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

06/04/96 01 14:04 0001 9101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188732
IDENTIF. ← REFERENCE

96 JUN -4 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046977