BK 10097 PG 222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

James A. Evanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. EVANSON (NAME)	UNION PLANTERS BANK OF MIDDLE (NAME)	MAP 86-8-A
2149 STROMBURY DRIVE (ADDRESS)	401 UNION STREET (ADDRESS)	PARCEL 10 CO
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37219 (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, STEPHEN D. RICHART AND WIFE, MARY J. RICHART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. EVANSON AND WIFE, JILL L. EVANSON

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. 413 on the Plan of Phase II, Camden Woods of record in Plat Book 6900, page 735, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 413 fronts on a broken line a total of 94.42 feet on the northwesterly side of Strombury Drive and 61.00 feet on the northeasterly side of Cahaba Cove and is adjoined by a curve measuring 36.00 feet and runs back 107.12 feet on the easterly lot line and 136.88 feet on the northwesterly lot line to a point thereon.

Being the same property conveyed to Stephen D. Richart and wife, Mary J. Richart by deed from Phillips Builders, Inc. of record in Book 8067, page 768, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 2149 STROMBURY DRIVE, HERMITAGE, TN 37076
(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 20th day of June 19 96

Stephen D Richart by: Mary J Richart attorney-in-fact
STEPHEN D. RICHART, BY HIS ATTORNEY IN FACT MARY J. RICHART

Mary J Richart
MARY J. RICHART

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 MARY J. RICHART the bargainor(s), 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 at Nashville, Tennessee, this 20th of June, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this June 20, 1996, before me personally appeared MARY J. RICHART, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of STEPHEN D. RICHART, and acknowledged that she executed the same as the free act and deed of said STEPHEN D. RICHART

Witness by hand and official seal at Nashville, Tennessee, this 20TH of JUNE, 1996.

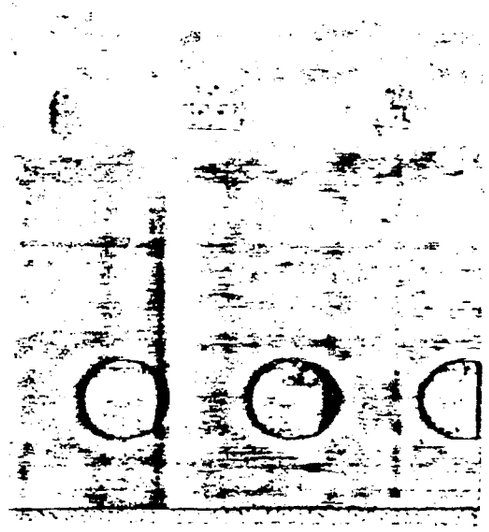
NOTARY PUBLIC DEBRA WICKE

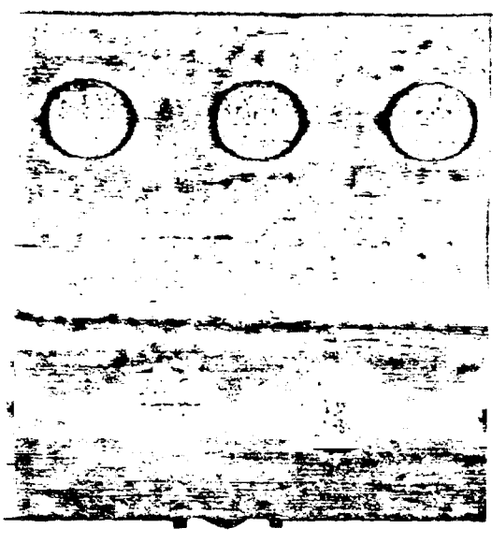
My Commission Expires 6/10/98

7310 06/25 0101 03CHECK 467.80

0196248
IDENTIFICATION REFERENCE

96 JUN 25 AM 10:51
ELIA ... REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10097 PG 224

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 124000.00
				CON TX 458.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 467.80
				CHECK 467.80
06/25/96	01			10:54 0001 7310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196248
IDENTIF. ↑ REFERENCE

96 JUN 25 AM 10:51
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1055079