0209767 BOOK 10141 PG 149

IDENTIF. ↑ REFERENCE

MAIL ENV.

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REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Faye Hardeman 604 Durrett Drive Nashville, TN 37211	Chase Manhattan Mortgage Corp P.O. Box 4025 Monroe, LA 71211	147-10-0-164.00

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 considerations, the receipt of which is hereby acknowledged, WE, **Greg L. Richards and Lisa M. Richards, husband and wife,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Faye Hardeman, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 22 on the Plan of Whispering Hills, Section I, of record in Book 2331, pages 82, 83 & 84 and amended in Book 2797, page 14, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Greg L. Richards and Lisa M. Richards, husband and wife by deed from Martha A. McCoy of record in Book 8613, page 671, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1996 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 2481, page 499, Register's Office of Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Book 2331, pages 82-84, said Register's Office.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on Plan of record.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This property is known as: BOOK 10141 PG 150

604 Durrett Drive, Nashville, TN 37211

WITNESS OUR HANDS THIS 30TH DAY OF JULY, 1996 IN FRANKLIN, TENNESSEE.

Greg L. Richards
SELLER: Greg L. Richards

Lisa M. Richards
SELLER: Lisa M. Richards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Greg L. Richards and Lisa M. Richards,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of July, 1996 in Franklin, TN.

Notary Public

My Commission Expires:

2/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $103,000.00.

Edwina J. Hardeman
AFFIANT

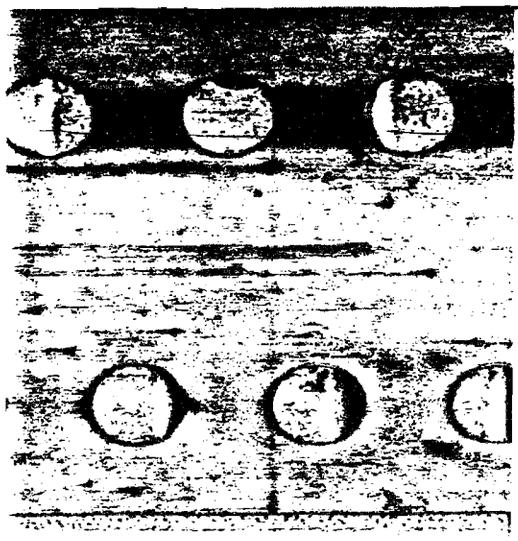
Sworn to and subscribed to me, the undersigned, this 30th day of July, 1996, in Franklin, Tennessee.

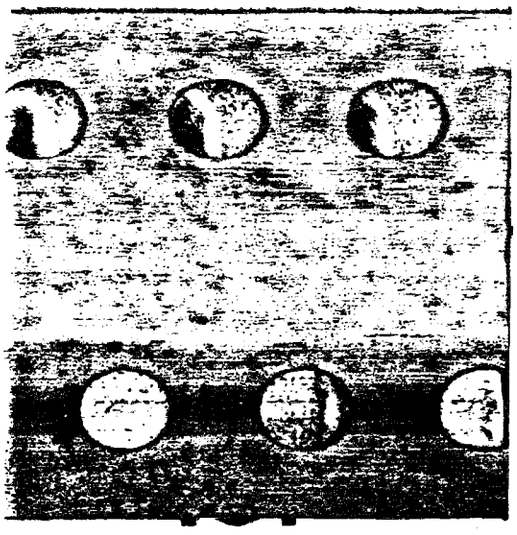
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-18-97

1902 08/01 0101 03CHECK 390.1





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 151

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 103000.00
				CON TX 381.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 390.10
				CHECK 390.10
08/01/96	01			13:21 0001 1902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209767
IDENTIF. # REFERENCE

96 AUG -1 PM 1:1[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069485