Book 98

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER:
Peter A. Kult
428 Huntington Ridge Dr., No. 76
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

BOOK 10263 PG 870

MAP AND PARCEL:
MAP 161-11
GROUP A
PARCEL 76.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Peter A. Kult, unmarried, hereinafter called the Grantee, his 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. 76 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office, Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Richter Dial Builders, Inc. by deed from William Lamar Newport, Trustee, of record in Book 9282, page 350, Register's Office for Davidson County, Tennessee.

This is improved property known as 428 Huntington Ridge Dr., No. 76, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peter A. Kult, unmarried, his heirs and assigns, forever; and Richter Dial Builders, Inc., does covenant with the said Grantee that it is lawfully seized 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; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all

persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10263 PG 871

Witness our hand this the 18th day of November, 1996.

Richter Dial Builders, Inc.

By: Douglas R. Richter, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Douglas R. Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of the Richter Dial Builders, Inc., the within named bargainor, a corporation, and that he as such Secretary, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such.

Witness my hand and official seal at Nashville, Tennessee this the 18th day of November, 1996.

NOTARY PUBLIC Thomas I. Bottorff

THOMAS I. BOTTORFF NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 115,950.00.

Peter A. Kult
AFFIANT

Subscribed and sworn to before me this 18th day of November, 1996.

Ann B. Waddell
NOTARY PUBLIC

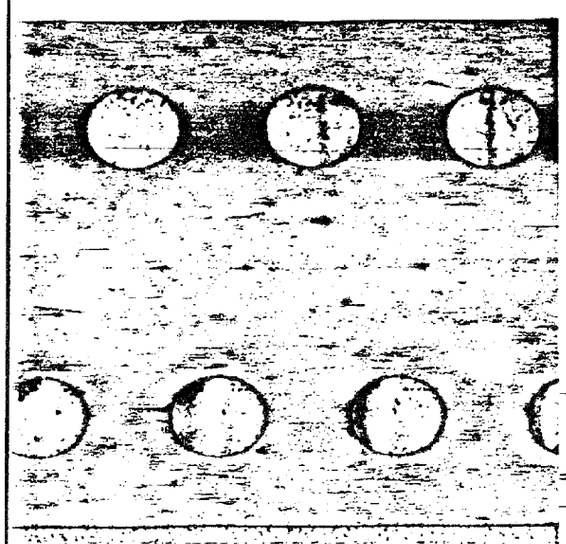
My Commission Expires: 1/29/2000

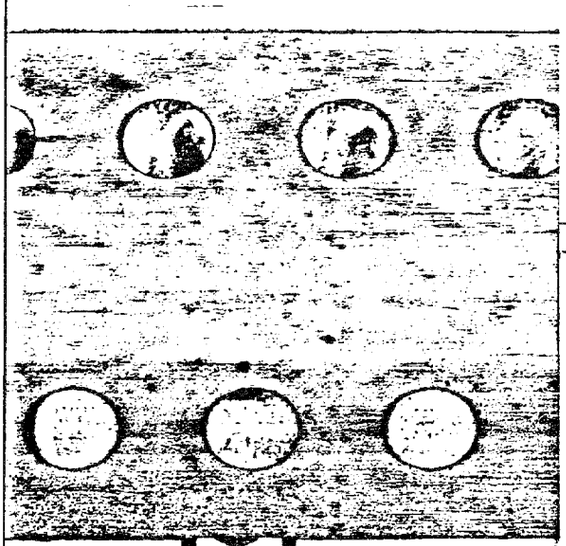
ANN B. WADDELL NOTARY PUBLIC DAVIDSON CO. TENN. STATE OF TENNESSEE

0248009
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 2:56
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

7027 11/19 0101 03CHECK 438.02





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 872

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 115950.00
				CON TX 429.02
				PRFEE 1.00
				WDEED 8.00
				TOTAL 438.02
				CHECK 438.02
11/19/96	01			14:58 0001 7027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV 19 PM 2:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

02480009
IDENTIF. ↑ REFERENCE

No. 1089744