BOOK 10275 PG 500

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 892,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
26th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 7-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Richardson	SAME	MAP 158 PAR 3
(NAME)	(NAME)	
2217 Old Hickory Boulevard		MAP 158 PAR 67
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(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 T. Church and wife, Susan O. Church

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Richardson and wife, Donna L. Richardson

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:

TRACT 1:
Land in the Seventh (7th) Civil District of Davidson County, Tennessee, being Tract 2 on the unrecorded plan of the Rowan Estates descrbed according to a survey made by Turner Enginenering Company, Inc., dated January 5, 1970, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard at the common corner of Tracts No. 2 and 3; thence leaving the Boulevard, south 18 deg. 43' west 811.01 feet to an iron pin; thence south 18 deg. 02' east 97.4 feet to an iron pin; thence south 18 deg. 02' east 97.4 feet to an iron pin; thence south 70 deg. 49' west 285 feet to an iron pin, common rear corner of Tracts No. 1 and 2; thence with the line between said tracts, north 14 deg. 30' east 1065.6 feet to an iron pin the southerly margin of Old Hickory Boulevard; thence with the Boulevard south 71 deg. 35' east 245 feet to the beginning.

Being the same property conveyed to Stephen T. Church and wife, Susan O. Church by Special Warranty Deed from Thomas C. Scott, Trustee, of record in Book 7115, page 779, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2217 Old Hickory Boulevard, Nashville, Tennessee 37215
(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 26th day of November 19 96

Stephen T. Church

Stephen T. Church

Susan O. Church

Susan O. Church

LEGAL DESCRIPTION CONTINUATION

TRACT 2:
Two tracts of land in the 7th Civil District of Davidson County, Tennessee, and partially in Williamson County, Tennessee, being Lots 10 (Tract 1) and 11 (Tract 2), as shown on the preliminary plan of the Alexander property and more particularly described as follows:

(1) Beginning at a point in the south right-of-way of a proposed road having a right-of-way width of 50 feet, said point being in the northeast corner of the herein described tract and the northwest corner of Lot 11. Also being south 70 deg. 49' west a distance of 230 feet, more or less, from an iron pin in the south right-of-way line of proposed road, said pin being in the northeast corner of Lot 11 and the northwest corner of Lot 12, and proceeding as follows: Leaving said right-of-way, south 19 deg. 11' east a distance of 373.6 feet, more or less, to a point in a fence line; thence with said fence, south 70 deg. 49' west a distance of 265 feet, more or less, to a point; thence leaving said fence, north 10 deg. 47' west a distance if 387 feet, more or less, to a point in the south right-of-way line of a 50-foot proposed road; thence with said right-of-way, north 70 deg. 49' east a distance of 210 feet, more or less, to the point of beginning as per office survey by Turner Engineering Company dated January 17, 1974.

(2) Beginning at an iron pin in the northeast corner of the herein described tract, said pin being in the northwest corner of what is shown as Lot 12, said pin being in the esat and south right-of-way of a proposed roadway having a right-of-way width of 50 feet and being 25 feet from the center line of said proposed road and proceeding as follows: Leaving said right-of-way, and with the west boundary of Lot 12, south 19 deg. 11' east a distance of 373.6 feet to a point in a fence line; thence with said fence line, 70 deg. 49' west a distance of 230 feet, more or less, to a point; thence leaving said fence line north 19 deg. 11' west a distance of 373.6 feet, more or less, to a point in the south right-of-way of a proposed road; thence with said right-of-way, north 70 deg. 49' east a distance of 230 feet, more or less to the point of beginning as per office survey of Turner Engineering Company, dated January 17, 1974.

Being the same property conveyed to Stephen T. Church and wife, Susan O. Church, by Special Warranty Dewed from Sovran Bank/Central South (formerly Commerce Union Bank), of record in Book 7904, page 671, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

BOOK 10275 PG 502

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 Stephen T. Church and wife, Susan O. Church

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 official seal at Nashville, Tennessee, this 26th day of November, 19 96.

Commission expires 7-26-97

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_____.

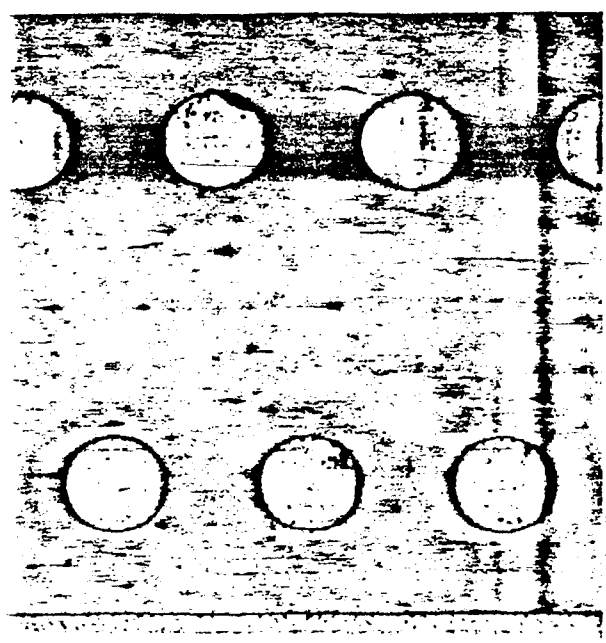
My commission expires _____

Notary Public

0251200
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12:11
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0432 12/02 0101 03CHECK 3287.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

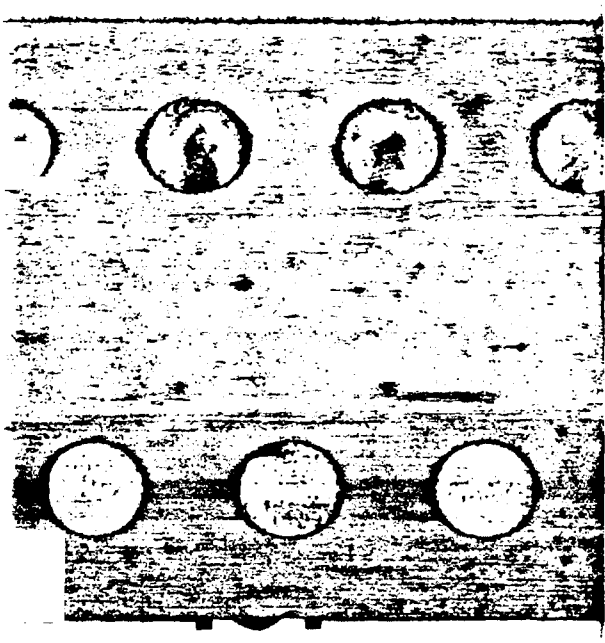
RECEIVED OF _____

FOR _____

BOOK 10275 PG 503

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 885000.00
CON TX 3274.50
PRFEE 1.00
WDEED 12.00
TOTAL 3287.50
CHECK 3287.50

12/02/96 07 12:14:00001 0432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251200
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093107