BOOK 10280 PG 76

BOX 44

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Vicki Lehning
Affiant

Subscribed and sworn to before me, this 3rd day of December, 1996.

Notary Public

My Commission Expires: 3/15/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Lyle Lehning and wife, Vicki Lehning 2120 Acklen Ave., #2 Nashville, TN 37212	SAME	104-11J-002.00CO 24W 15222

1928 12/04 0101 03CHECK 355.25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK D. RICHARDS AND WIFE, ELAINE J. RICHARDS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LYLE LEHNING AND WIFE, VICKI LEHNING,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Number 2 of Peabody Place Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 6323, page 147, Register's Office for Davidson County, Tennessee, the plat of which is attached thereto of record in Book 6323, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Richards and wife, Elaine J. Richards by deed from Teresa G. Ellis Tardy, formerly known as Teresa G. Ellis, of record in Book 9108, page 59, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of record at Book 6323, page 147, Register's Office for Davidson County, Tennessee, as amended at Book 9047, page 641, Register's Office for Davidson County, Tennessee.

2. Rights of others in and to the common elements.

This is improved property known as 2120 Acklen Ave., No. 2, Nashville, TN 37212.

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, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 3rd day of December, 1996.

Mark D. Richards

By: Elaine J. Richards
Elaine D. Richards, Attorney-in-fact
J. ER

Elaine J. Richards
Elaine J. Richards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELAINE D. RICHARDS,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Mark D. Richards,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of December, 1996.

Notary Public

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/30/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELAINE J. RICHARDS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 1996.

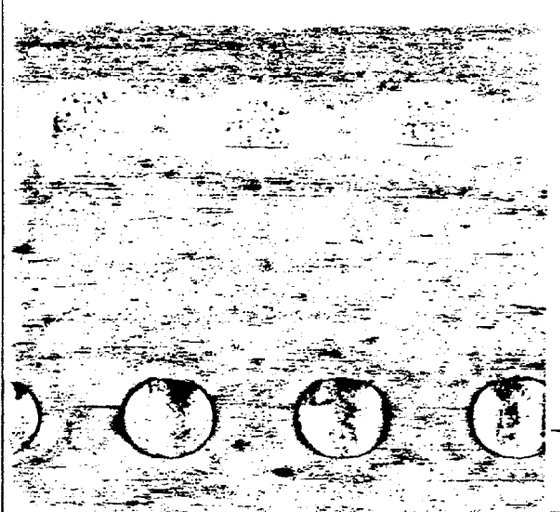
Wesley D. Turner
Notary Public

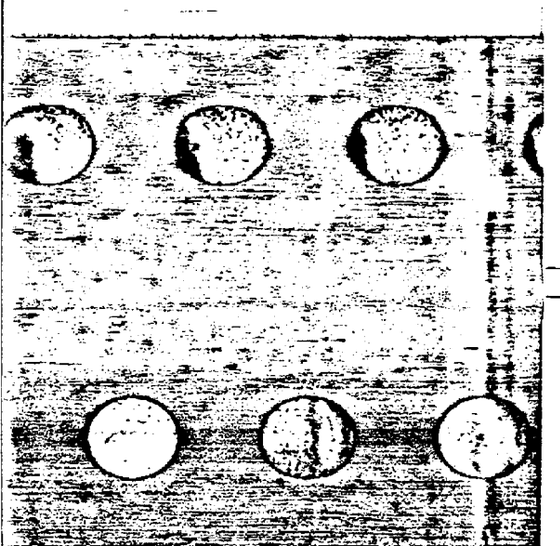
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/30/99

0252557
IDENTIF. & REFERENCE

96 DEC -4 AM 11:54
[illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 79

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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 12.00
TOTAL 355.25
CHECK 355.25

12/04/96 01 11:58 0001 1928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252557
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 11:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094588