File Box 9D
First Title and Escrow Company, Inc.

BOOK 10282 PG 993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC EXP. 9/26/98 AT LARGE DAVIDSON COUNTY, TN

#14248

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP W. RICHARDS (NAME)	SAME (NAME)	MAP AND PARCEL NO
407 LYNNWOOD BLVD. (ADDRESS)	(NAME) (ADDRESS)	116-11-99
NASHVILLE, TN 37205 (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, NICHOLAS F. VARALLO, JR. AND WIFE, MARY FRANCES VARALLO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP W. RICHARDS AND WIFE, LINDA E. RICHARDS

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. 1 of the Re-sub of Lots 47, 52 and the North parts of Lots 48 and 51 on the Plan of Royal Oaks Company's Subdivision, of record in Book 4595, page 177, Register's Office for Davidson County, Tennessee, and more fully described in deed of record in Book 4708, page 295, Register's Office for said County.

BEING the same property conveyed unto Nicholas F. Varallo, Jr. and wife, Mary Frances Varallo by deed from William M. Cocke and wife, Janice M. Cocke of record in Book 4708, page 295, Register's Office for Davidson County, Tennessee.

02533372 IDENTIF. & REFERENCE

96 DEC -6 AM 9:54 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

2858 12/06 0101 03CHECK 2414.00

unimproved ( )
This is improved (X) property, known as 407 LYNNWOOD BLVD., NASHVILLE, TN 37205
(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 3rd day of December 19 96

Nicholas F. Varallo, Jr.
NICHOLAS F. VARALLO, JR.

Mary Frances Varallo
MARY FRANCES VARALLO

BOOK 10282 PG 994

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NICHOLAS F. VARALLO, JR. AND WIFE, MARY FRANCES VARALLO

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 BRENTWOOD, Tennessee, this 3rd day of December 19 96.

Commission expires _____

D. W. McMACKIN NOTARY PUBLIC EXP. 9/28/98 AT LARGE DAVIDSON COUNTY, TN

Notary Public

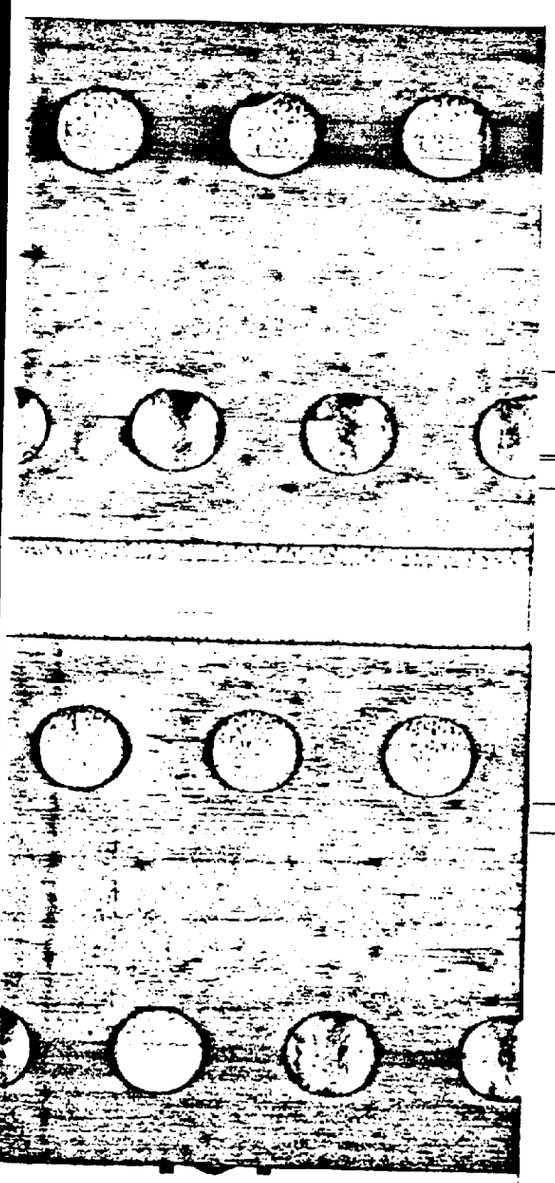
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10282 PG 995

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 650000.00
				CON TX 2405.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2414.00
				CHECK 2414.00
12/06/96	01			09:57 0001 2858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253372
IDENTIF. & REFERENCE

96 DEC -6 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095506