BOOK 10393 PG 265

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (jb) Title No: 38664
Dav. Co. File: ~~Box 8~~

MAIL ENV.

97 APR -1 AM 10:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02891 18

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ken Renard Richards 2812 B Westwood Ave. Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-14-121

3621 04/01 0101 03[illegible] 4[illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 123500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Hollins, Jr., unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ken Renard Richards, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Zone Lot Division of Lot 1 & 2 James R. Knight Subdivision of record in Book 6050, Page 162, said Register's Office for said County.

Said Lot No. 1-A fronts 35.71 feet on the northerly margin of Westwood Avenue and extends back 191.64 feet on the easterly line and 191.63 feet on the westerly line to a dead line in the rear, measuring 33.79 feet thereon.

Being the same property conveyed to John J. Hollins, Jr., unmarried by deed from Jane C. Alexander and husband, David McCracken of record in Book 7678, Page 110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
This is improved property, known as: 2812 B Westwood Ave., 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS THE EXECUTION HEREOF this 27th day of March, 1997.

John J. Hollins, Jr.

State of Tennessee
County of Davidson

On this 27th day of March, 1997, before me the undersigned authority, personally appeared **John J. Hollins, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 123500.00

Affiant

Sworn and subscribed before me on the 27th day of March, 1997.

Notary Public

My Commission Expires: My Commission Expires SEPT. 26, 1998

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

DAMT

113[illegible].00

CO [illegible] 456.95

PRFEE 1.00

MISC 8.00

[illegible] [illegible]

[illegible] .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/97 01 10:53 0001 3621

0289118

IDENTIF. & REFERENCE

97 APR -1 AM 10:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133893