BOOK 10648 PG 188

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

Peter J. Richards
Affiant
by Jean P. Sturges attorney in fact

Subscribed and sworn to before me, this 10th day of October, 1997

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PETER J. RICHARDS 1503 Lischey Avenue Nashville, Tennessee 37207	SAME	MAP 71-12 PARCEL 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND NO/100---------- ($ 90,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , HOWARD A. HOOD, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto PETER J. RICHARDS 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

IDENTIF. & REFERENCE 0359075

97 OCT 15 AM 10:21
FELIX Z. LASSITER REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1503 Lischey Avenue, Nashville, Tennessee 37207

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Old William White Lands of record in Book 1 , page 115 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___. his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of October, 19 97.

Howard A. Hood

HOWARD A. HOOD

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 HOWARD A. HOOD, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 1997.

Mitchell A. Watts

My Commission Expires: November 22, 1997 — Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____ — Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Old William White Lands, as of record in Plan Book, 1, page 115, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of Lischey Avenue at a point 1,644 feet, more or less, north of the southwest corner of original Lot No. 7 on the above mentioned Plan, being the northerly margin of a private street or right-of-way 50 feet wide, conveyed by Thomas S. Joy to Joy Floral Company, by deed recorded in Book 365, page 21, Register's Office for said County; thence with the easterly margin of Lischey Avenue, northerly 144 feet to H.M. Joy's southwest corner; thence with his south line, easterly 154 feet, more or less, to a private alley; thence with the westerly margin of said Alley, southerly 144 feet to the northerly margin of said private street; thence with the northerly margin of said street, westerly 154 feet, more or less, to the beginning, including but excluding from the above boundaries a graveyard out of the northeast corner of said lot, with the right of ingress and egress thereto.

BEING the same property conveyed to Howard A. Hood, unmarried, by deed from Glen D. Freudenthal and wife, Bettye Freudenthal, of record in Book 7232, page 216, Register's Office for Davidson County, Tennessee.

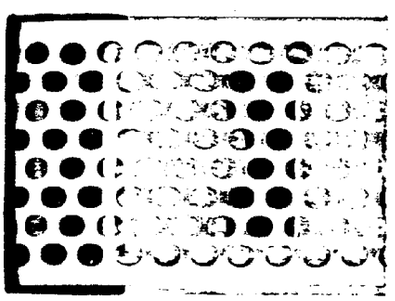
9940 10/15 0101 03CHECK 346.00

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

CASH 90000.00
CO TX 333.00
PRFEE 1.00
MRFEE 11.00
TOTAL 345.00
CHECK 345.00

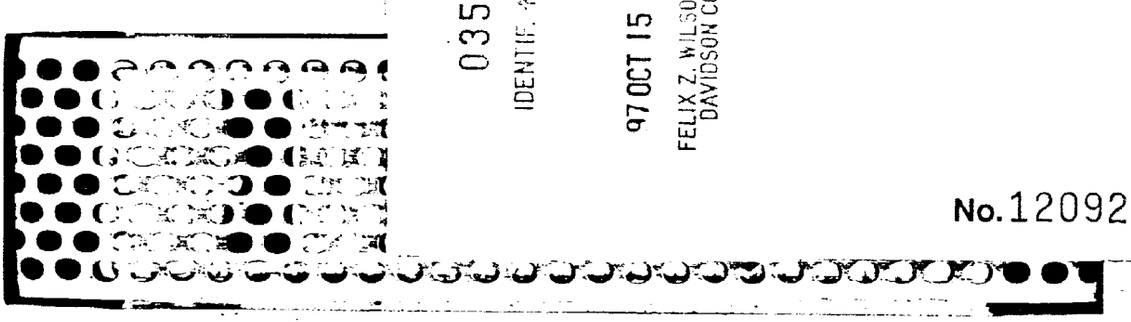
10/15/97 01 10:23 0001 9540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0359075 IDENTIFICATION REFERENCE

97 OCT 15 AM 10:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1209243