John Cook

14A

BOOK 10715 PG 54

GENERAL WARRANTY DEED

FROM:	Peter Wasner, Grantor	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday, PLC Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	Kimberly Richey, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Kimberly Richey 9486 Highway 96 West Franklin, TN 37064	~~New Owner~~ SunTrust Mortgage, Inc. P. O. Box 105277, Atlanta, GA 30348	178-51

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty Thousand and no/100 Dollars ($140,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of December, 1997.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/27/01

FOR AND IN CONSIDERATION OF the sum of One Hundred Forty Thousand and no/100 Dollars ($140,000.00) the receipt and sufficiency of which are hereby acknowledged, Peter Wasner (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Kimberly Richey (the "Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 9486 Highway 96 West, Franklin, Tennessee 37064.

97 DEC 10 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0378502

287681.1 12/1/97

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Sandra Wasner, wife of Grantor, joins in this conveyance for the sole purpose of conveying any interest she may have in the Property as a result of her marriage to Grantor.

Witness my hand this 1st day of December, 1997.

Peter Wasner

Sandra Wasner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public of said County and State, PETER WASNER, the within named 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, at Office, this 1st day of December, 1997.

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/27/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public of said County and State, SANDRA WASNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1st day of December, 1997.

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/27/01

EXHIBIT A

Property Description

Land in the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 9 as shown on the survey of Donald R. Carver dated May 23, 1973, as follows:

BEGINNING at an iron pin in the northerly right-of-way of Highway 96, and being in the southeasterly corner of Tract No. 8 of said survey; thence, leaving said right-of-way, North 30 deg. 48 min. East 792.72 feet to an iron pin, being the southwesterly corner of the Clara M. Adcock property (Book 5572, page 198, Register's Office for said County); thence, with Adcock's southwesterly property line, South 56 deg. 24 min. 08 sec. East 272.52 feet to an iron pin, being Adcock's southeasterly property line; thence leaving Adcock's southeasterly property line, South 30 deg. 42 min. 50 sec. West 301.91 feet to an iron pin in the northerly right-of-way of Highway 96; thence;, with said right-of-way, North 60 deg, 10 min. West 47.0 feet to a concrete marker; thence, North 52 deg. 30 min. West 202.0 feet to a concrete marker; thence North 59 deg. 50 min. West 25.78 feet to the point of beginning.

BEING the same property conveyed to Grantor by deed from Allen Rhea Rippey, Jr., and wife, Jackie Bradley Rippey, of record in Book 8786, page 506, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. Taxes for 1997 constitute a lien.

9369 12/10 0101 03CHECK 535.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10715 PG 58

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
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 16.00
TOTAL 535.00
CHECK 535.00

12/10/97 01 09:40 0001 9369
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0378502
IDENTIF. ← REFERENCE

97 DEC 10 AM 9:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1230154