WARRANTY DEED

BOOK 10727 PG 246

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 11-18-01

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald H. Wetzel (NAME)	First Capital Mortgage Corporation (NAME)	MAP 162-16A
4 Hickory Court (ADDRESS)	2525 Perimeter Place Dr. Ste. 208	PARCEL 72
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (ADDRESS) (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, Gerald Richmond and wife, Lynn Richmond

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald H. Wetzel

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, State of Tennessee, described as follow, to-wit: Being a part of the Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, as of record in Book 5050, page 103, Register's Office for said County; the part hereby conveyed being Unit No. 4, Building No. 15, known as 4 Hickory Court, as shown in and described by said Plan; together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed Establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, page 961, as amended by instruments of record in Book 5000, page 607, and Book 5101, page 809, Register's Office for said County, including without limitation such units undivided percentage interest in the land and general common elements.

Being the same property conveyed to Gerald L. Richmond and wife, Lynn H. Richmond by deed from Thomas B. Baker, Jr., as of record in Book 5765, page 212, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of record in Book 5050, page 103, Register's Office for Davidson County, Tennessee, shows minimum building setback lines, easements for public utilities, streets and ways, and the following notes: Medimum elevation

CONTINUED

unimproved ( )
This is improved (X) property, known as 4 Hickory Court, Antioch, Tennessee 37013
(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 15th day of December 19 97

Gerald Richmond

Lynn Richmond

BOOK 10727 PG 247

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 Gerald Richmond and wife, Lynn Richmond

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 Franklin, Tennessee, this 15th day of December 19 97

Commission expires 11-18-01

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

WILLIAMSON COUNTY TENN. DONALD BARRETT JR. NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION CONTINUATION

recorded March 1955 for Mill creek is 513.4 at the Bell Road Bridge and 516.0 at 0.4 mille upsteam, according to information furnished by Corps of Engineers. The first floor elevation of each and every building shown hereon is 519.00 or above.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

MAIL ENV.

97 DEC 18 AM 10:55

REGISTER'S OFFICE WILLIAMSON COUNTY, TN

2982 12/18 0101 03CHECK 262.45

0381804

IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10727 PG 248

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 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 8.00
TOTAL 262.45
CHECK 262.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 59 0001 2982

0381804
IDENTIF. A REFERENCE

97 DEC 18 AM 10:55
FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

No. 1233727