HA
412

BOOK 10886 PG 160

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 CHURCH STREET, SUITE 2600
NASHVILLE, TENNESSEE 37238

The actual consideration for this transfer or value of property (whichever is greater) is $385,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grace Ann Greer
Affiant

Sworn to and subscribed before me this 14th day of April, 1998.

Notary Public
My Commission Expires: 3-27-99

98 APR 14 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0425531
IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:
Grace Ann Greer
305 Charlesgate Place
Nashville, Tennessee 37215

SEND TAX BILL TO:
SAME

Map: 117-9-C
Parcel: 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James E. Richards, III and wife, Donna K. Richards, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Grace Ann Greer, a married person, hereinafter the GRANTEE(S), her successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 21 on the Plan of Burlington, a Planned Unit Development, as of record in Book 5200, pages 403-406, amended in book 5800, page 185, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James E. Richards, III by deed from J. E. Richards and wife, Barbara H. Richards, of record in Book 6583, page 550, Register's Office for Davidson County, Tennessee.

This is improved property known as: 305 Charlesgate Place, Nashville, Tennessee 37215.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. 1998 real estate taxes, a lien not yet due and payable.

2. Restrictive Covenants contained in instrument of record in Book 5863, page 796, and amended in Book 6046, page 134, Register's Office of said County.

3. Subject to all matters as shown on Plan of record in Book 5200, page 403-406, as amended in Book 5800, page 185, Register's Office for said County.

4. Sanitary Sewer Easement of record in Book 3401, page 543, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind themselves, their heirs, successors, representatives, and assigns, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 14th day of April, 1998.

GRANTOR:

James E. Richards, III

Donna K. Richards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, James E. Richards, III and Donna K. Richards, 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 14th day of April, 1998.

Notary Public

My Commission Expires: 3-27-99

4107 04/14 0101 03CHECK 1433-50

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

RECEIVED OF _____

FOR _____

BOOK 10886 PG 162

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	
	385000.00
CON TX	1424.50
PRFEE	1.00
WDEED	8.00
TOTAL	1433.50
CHECK	1433.50

04/14/98 01 16:02 0001 4107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425531
IDENTIFYING REFERENCE

98 APR 14 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280270