BOOK 10891 PG 897

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 19 98

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Richards (NAME)	GMAC Mortgage Corporation (NAME)	MAP 103-10
808 Neartop Drive (ADDRESS)	3451 Hammond Avenue (ADDRESS)	PARCEL 113
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Waterloo, IA 50704-0780 (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, Cindi A. Moss, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Richards and wife, Victoria E. Richards

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, Tennessee, being lot No. 20 on the plan of Section 3 Brookside Courts Addition No. 4 of record in Book 2083, page 25, Register's Office for said County.

Said Lot No. 20 fronts 75 feet on the easterly margin of Neartop Drive and extends back between parallel lines 158 feet to a dead line.

Being the same property conveyed to Cindi A. Moss, married, by Warranty Deed from Marion K. Arnold, unmarried, of record in Book 10006, page 480, Register's Office for Davidson County, Tennessee. The said Cindi A. Moss having since divorced and is now an unmarried person.

This conveyance is subject to 1998 Davidson County taxes and any subsequent years; Restrictive Covenants of record in Book 2015, page 56; Subject to all matters shonw on the Plan of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 808 Neartop Drive, Nashville, TN 37205
(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 my hand this 14th day of April, 19 98

Cindi A. Moss

Cindi A. Moss

BOOK 10891 PG 898

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 Cindi A. Moss, unmarried

the 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 and official seal at Brentwood, Tennessee, this 14th day of April, 19 98.

Commission expires 3/21/2001

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

5849 04/21 0101 03CHECK 604.70

MAIL ENV.

98 APR 21 AM 9:01

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

042173

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

RECEIVED OF _____

FOR _____

BOOK 10891 PG 899 5848 04/21 0101 03CHECK 0.00

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

MAMT 161000.00
MOR TX 595.70
ERR CO
MOR TX 595.70-
VOID
MAMT 161000.00-
TOTAL 0.00
CHECK 0.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/98 01 09:02 0001 5848
CAMT 161000.00
CON TX 595.70
PRFEE 1.00
WDEED 8.00
TOTAL 604.70
CHECK 604.70
04/21/98 01 09:02 0001 5849

042713
IDENTIF. ↑ REFERENCE
98 APR 21 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281986