RECORD AND RETURN TO: BOX 35
00287380

WARRANTY DEED

BOOK 10089 PG 394

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

William B. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 5-27-01
(AFFIX SEAL)

MAROLYN M. BLANKENSHIP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Steven V. Richards (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 1107-01-D
127 Matthew Lane (ADDRESS)	P.O. Box 10212, MSN SV22 (ADDRESS)	PARCEL 34
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (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, Christina M. Massinople, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven V. Richards, unmarried

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 Unit No 34, as shown on the amended Condominium Site Plan of Park Green, as of record in book 6250, page 253, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed establishing Park Green Condominium, of record in Book 6247, page 872, amended in Book 6453, page 717, said Register's Office.

Being the same property conveyed to Christina M. Massinople by deed from Donna S. Smith-Priesmeyer and husband Thomas W. Priesmeyer, of record in Book 10460, page 613, Register's Office of Davidson County, Tennessee.

This conveyance is subject to 1998 Davidson County Taxes and any subsequent years; Storm Water Detention Agreement of record in Book 6269, page 167; Master Deed in Book 6247, page 872, amended in Book 6453, page 717; By-Laws in Book 6247, page 898; Deed of conveyance to construct water mains in Book 7275, page 808, and Book 7275, page 811, all in the Register's Office for Davison County, Tennessee.

This instrument executed on behalf of Christina M. Massinople by Connie Allen,

CONTINUED **

unimproved ( )
This is improved (X) property, known as 127 Matthew Lane, Nashville, Tennessee 37215
(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 22nd day of June 19 98

Christina M. Massinople by Connie Allen per Atty-in-Fact

Christina M. Massinople by Connie Allen- her Attorney in Fact

BOOK 10989 PG 395

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 at Brentwood _____, Tennessee, this 22nd day of June 19 98 .

Commission expires _____

_____
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

** pursuant to a Power of Attorney being recorded simultaneously herewith.

4788 06/24 0101 03CHECK 515.90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of June, 1998, before me personally appeared Connie Allen, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Christina M. Massinople, and acknowledged that she executed the same as the free act and deed of the said Christina M. Massinople.

My Commission Expires 11/4/2001

B. Hodge
Notary Public

B.T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

0454238
CROSS REFERENCE
98 JUN 24 AM 9:26

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10989 PG 396

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 137000.00
CON TX 506.90
PRFEE 1.00
WDEED 8.00
TOTAL 515.90
CHECK 515.90

06/24/98 01 09:26 0001 4788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454238
IDENTIFICATION REFERENCE
98 JUN 24 AM 9:26

No. 1310601